BLOCK 1 E 943' OF LOT 17
IN OR 901/1878
ESMT OR 547/1143

CZITO GARY J & FRANCES K
85640 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85638 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,404
TOTAL LAND VALUE - MARKET	186,155
TOTAL MARKET VALUE	201,559
SOH/AGL Deduction	140,843
ASSESSED VALUE	60,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,716
TOTAL JUST VALUE	201,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2735	H/AC	2,700	09/27/1988
5327	NEW CONSTR	2,700	08/31/1988
3180	NEW CONSTR	0	08/25/1988
5057	NEW CONSTR	57,000	07/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0901/1878	10/04/1999	WD	U	I	11	50,000
GRANTOR: ENGLAND LONNIE E						
GRANTEE: CZITO GARY & FRANCE						
0901/1876	10/04/1999	QC	U	I	07	100
GRANTOR: GEORGE MARYEN						
GRANTEE: ENGLAND LONNIE E						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	19	30	570.00	SF	23.45	23.45	100	1987	1987	3	20	2,673	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.00	18.00	100	1978	1978	3	20	691	
3	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	1989	1989	3	20	40	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,404

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	100,000.00	100,000.00	186,000							
2	009630	C	SWAMP	0			0.00	0.00	0.31	AC		1.00	1.00	1.00	500.00	500.00	155							

REVIEW DATE 01/01/2018 BY MH Total Acres: 2.17 Total Land Value: 186,155 Market: 0 Agricultural: 0 Common: 186,155 PRINTED 08/02/2023 BY SYS