

BLOCK 1 LOT 17A
IN OR 1589/1134
ESMT OR 393/160

BRANDT ESTHER TRUSTEE
85632 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-017A



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	119,144
DCK	25	10	2	151
UDG	840	55	462	34,860
UOP	824	20	165	12,450

TOTALS	3,268	2,208	166,605
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1983
2	0810	CONCRETE A	0	100	0	0	980.00	SF 6.50	6.50	100	1984
3	0810	CONCRETE A	0	100	0	0	332.00	SF 6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	4.47	AC	1.00
2	009630	C	SWAMP	0			0.00	0.00	1.79	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,208	100.7342	90.91	200,729	1983	1983	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1579											
HX Base Yr											

85632 BLACKMON RD, YULEE											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
INC DATE											

TOTAL OB/XF											
6,831											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			166,605
TOTAL MARKET OB/XF VALUE			6,831
TOTAL LAND VALUE - MARKET			447,895
TOTAL MARKET VALUE			621,331
SOH/AGL Deduction			471,558
ASSESSED VALUE			149,773
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			99,773
TOTAL JUST VALUE			621,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			596,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1589/1134	10/17/2008	QC	U	I	01	100	
GRANTOR: BRANDT ESTHER RUTH							
GRANTEE: BRANDT ESTHER TRUST							
0413/0103	2/01/1984	WD	Q	V		26,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W52 S10 BAS=[YR=1993] L11 D19 D14 R25 E2											
DCK=[YR=1993] S5 E5 N5 W5\$ E22 R25 U14 U19 L11 L14 D8											
W24 U8 L14 \$ R14 D8 E24 U8 R14 N10\$ PTR= E30											
UDG=[YR=1993] E28 S30 W28 N30 \$ W30 \$.											