



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
USP	576	50	288
			SUBAREA MARKET VALUE
			43,436
			7,020
TOTALS	2,358		2,070
			50,456

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	2,070	125.0000	81.25	168,188	1988	1993	0	0	70.00	30.00												
1 M/H 93- - 100% - 2023 Heated Area: 1782 HX Base Yr 2023																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		64,998	
TOTAL MARKET OB/XF VALUE		2,977	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		147,975	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,975	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		97,975	
TOTAL JUST VALUE		147,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000483	SOLAR PANELS	39,956	01/19/2021
4957	ADDITION	19,822	06/13/1988
7326	MH MOVE-ON	39,000	06/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1423	2/16/2022	WD Q	Q	I	01	165,000
GRANTOR: CONN JANELLE C &						
GRANTEE: TAYLOR BRIAN DANIEL						
2529/1312	1/11/2022	FJ U	I	11		0
GRANTOR: KRONBACK RONALD J EST						
GRANTEE: CONN JANELLE C & PA						

BUILDING NOTES	

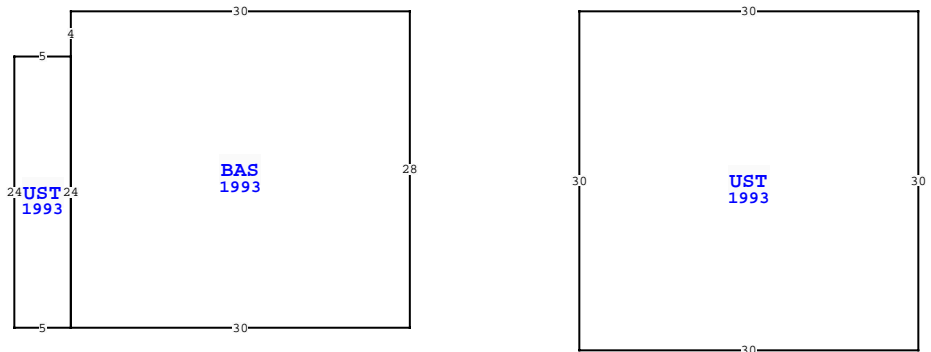
BUILDING DIMENSIONS	
BAS=[YR=1993] W16 USP=[YR=1993] N16 W36 S16 E36 \$ W50 S27 E66 N27 \$.	

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	1241	WD DECK G	0	100	0	0	290.00	UT 11.50	11.50	100	1993	1993	3	20	667	
TOTALS																

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2023			Heated Area: 840			HX Base Yr 2023						



Quality	03 Quality Level 03			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	9,404
UST	120	45	54	605
UST	900	45	405	4,534
TOTALS	1,860		1,299	14,542

85614 BLACKMON RD, YULEE

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

EXTRA FEATURES																
L N	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

LAND DESCRIPTION															TOTAL OB/XF									
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GRANTOR: KRONBACK RONALD J EST						
GRANTEE: CONN JANELLE C & PA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W30 S4 UST=[YR=1993] W5 S24 E5 N24 \$ S24 E30 N28 \$ PTR= E15 UST=[YR=1993] E30 S30 W30 N30 \$ W15 \$.