

BLOCK 1 LOT 42
IN OR 2163/206
1994 FLEET/WEST SW/MH

DRURY JAMES MARTIN
85494 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0420



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
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	05	Quality Level 05
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	1,064	100	1,064	52,053
TOTALS	1,064		1,064	52,053

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	1242	WD DECK A	0 100	0	0	176.00	SF	10.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,064	124.8000	87.36	92,951	1994	2004	0	0	0 44.00	56.00
1 M/H 94+ - 100% - 2018				Heated Area: 1064				HX Base Yr 2018			
14 76 14 76 BAS 1994											

85494 BLACKMON RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		52,053	
TOTAL MARKET OB/XF VALUE		880	
TOTAL LAND VALUE - MARKET		100,070	
TOTAL MARKET VALUE		153,003	
SOH/AGL Deduction		39,412	
ASSESSED VALUE		113,591	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		63,591	
TOTAL JUST VALUE		153,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99	MH MOVE-ON	19,694	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/0206	12/08/2017	WD	Q	I	02	135,000
GRANTOR: FENTRISS LIVING TRUST						
GRANTEE: DRURY JAMES MARTIN						
1894/0676	11/26/2013	WD	U	I	30	100
GRANTOR: FENTRISS STEPHEN R &						
GRANTEE: FENTRISS STEPHEN R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W76 S14 E76 N14\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.00
2	009630	C	SWAMP	0			0.00	0.00	0.14