

BLOCK 1 PT OF LOT 45 &
S-1 OF LOT 45 &
TRACT 43

MANGOLD HENRY M & ELIZABETH M
85450 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0450



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4															
Exterior Wall	20	FACE BRICK 100	0900	01	2,155	105.8400	125.68	270,840	2001	2001	0	0	0	15.75	84.25	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1822														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	18	SHT VINYL 30																												
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																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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	1,822	100	1,822	192,923																										
FGR	504	55	277	29,330																										
FOP	27	30	8	847																										
FOP	160	30	48	5,083																										
TOTALS			2,513	2,155	228,183																									
EXTRA FEATURES					85450 BLACKMON RD, YULEE																									
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	0510	GARAGE WD-	0 100	20	26	520.00	SF	35.00	35.00	100	1991	1991	3	20	3,640															
2	0756	FEP	0 100	4	26	104.00	SF	27.00	27.00	100	1991	1991	3	20	562															
3	0940	SHEDS/PORT	0 100	20	26	520.00	SF	30.00	30.00	100	1991	1991	3	20	3,120															
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864															
5	0812	CONCRETE C	0 100	0	0	1,325.00	SF	4.00	4.00	100	2001	2001	3	82	4,346															
7	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123															
8	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123															
9	0681	POLE SHED	0 100	9	19	171.00	SF	15.00	15.00	100	1986	1986	3	20	513															
10	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00	100	2003	2003	3	22	607															
11	0803	ASPHALT C	0 100	0	0	4,766.00	SF	2.00	2.00	100	2003	2003	3	54	5,147															
LAND DESCRIPTION					TOTAL OB/XF 21,045																									
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	000116	C	SFR MARSH	100		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	100,000.00	100,000.00	235,000													
2	009630	C	SWAMP	0			0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205													
REVIEW DATE 11/13/2019 BY TWA Total Acres: 2.76 Total Land Value: 235,205 Market: 0 Agricultural: 0 Common: 235,205 PRINTED 08/02/2023 BY SYS																														

MANGOLD HENRY M & ELIZABETH M
85450 BLACKMON RD
YULEE, FL 32097

43-2N-27-4621-0001-0450

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4								
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																													VALUATION BY										STANDARD									
																													Tax Group: 4										Tax Dist:									
																													BUILDING MARKET VALUE										228,183									
																													TOTAL MARKET OB/XF VALUE										22,582									
																													TOTAL LAND VALUE - MARKET										235,285									
																													TOTAL MARKET VALUE										485,970									
																													SOH/AGL Deduction										211,982									
																													ASSESSED VALUE										273,988									
																													TOTAL EXEMPTION VALUE										HX HB 50,000									
																													BASE TAXABLE VALUE										223,988									
																													TOTAL JUST VALUE										485,970									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										420,809									