BLOCK 2 LOT 39
IN OR 784 PG 1294
LOFTON BLUFF #2 PB 4/92 & 93

BUCKANS CHARLOTTE V ROGERS
85447 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0390

NASSAU COUNTY PROPERTY

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 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 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

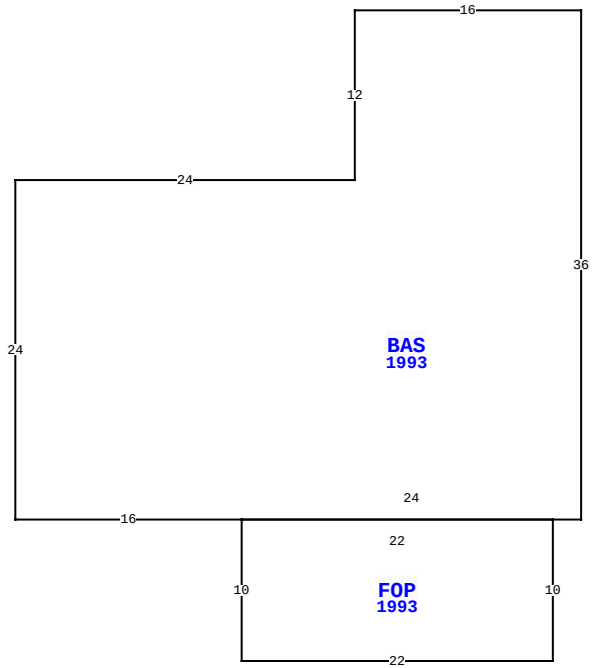
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	15,575
FOP	220	30	66	892
TOTALS	1,372		1,218	16,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0820	02	1,218	104.0000	67.60	82,337	1985	1985	0	0	15	70.00	20.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr



85447 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		16,467
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		98,567
SOH/AGL Deduction		62,401
ASSESSED VALUE		36,166
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,166
TOTAL JUST VALUE		98,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4914	ADDITION	2,764	05/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0784/1294	2/12/1997	WD	U	I	10	16,400
GRANTOR: WILLIS THURMAN ETAL						
GRANTEE: BUCKANS CHARLOTTE R						
0627/0101	5/24/1991	CD	U	I	11	40,000
GRANTOR: WILLIS THURMAN ET AL						
GRANTEE: ROGERS CHARLOTTE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 W24 S24 E16 FOP=[YR=1993] S10 E22 N10 W22 $ E24 N36 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	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							

REVIEW DATE 01/31/2017 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS