

BLOCK 5 LOT 3
IN OR 523 PG 509
LOFTON BLUFF 2 PB 4/92 & 93

KING JOSEPH E & JANICE
85679 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,024	100	1,024	80,359
FOP	1,280	30	384	30,134
FUS	1,024	100	1,024	80,359

TOTALS	3,328		2,432	190,852
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0351	CARPORT MT	0	100	20	400.00	SF	10.00	
3	0810	CONCRETE A	0	100	36	180.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE 04/19/2023 BY NW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,432	102.9000	92.87	225,860	1989	1989	0	0	0	15.50	84.50	
1 SINGLE FAM - 100% - 0 Heated Area: 2048 HX Base Yr													

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

TOTAL OB/XF 2,856													
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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3 68
2	0351	CARPORT MT	0	100	20	400.00	SF	10.00	10.00	100	1994	1994	3 20
3	0810	CONCRETE A	0	100	36	180.00	SF	6.50	6.50	100	1989	1989	3 59.5

TOTAL OB/XF 2,856													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,014	
TOTAL MARKET OB/XF VALUE		2,856	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		326,870	
SOH/AGL Deduction		143,723	
ASSESSED VALUE		183,147	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		133,147	
TOTAL JUST VALUE		326,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000930	CARPORT	29,251	02/01/2023
MH034029	MH MOVE-ON	0	01/01/2003
M036716	H/AC	0	01/01/2003
P036353	NEW CONSTR	0	01/01/2003
5889	NEW CONSTR	24,024	07/26/1989
3138	NEW CONSTR	0	07/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0523/0509	7/30/1987	WD	U	V		8,000	
GRANTOR: SHEFFIELD WM ET AL							
GRANTEE: KING JOSEPH & JANIC							
0351/0142	12/01/1981	CD	Q	V		7,950	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W32 S32 E32 N32 \$ FOP=[YR=1993] N8W40 S48 E48 N48 W8 S40 W32 N32 E32 \$ PTR= E25 FUS=[YR=1993] E32 S32 W32 N32 \$ W25 \$.									

KING JOSEPH E & JANICE
85679 BLACKMON RD
YULEE, FL 32097

43-2N-27-4621-0005-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

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

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

1,296

100

1,296

53,162

TOTALS

1,296

1,296

53,162

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0800021,296117.200082.04106,3242001200100050.0050.00

2 M/H 94+ - 0% - 0Heated Area: 1296HX Base Yr

BAS

2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

244,0142,85680,000326,870143,723183,14750,000133,147326,8700261,335

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

0523/05097/30/1987WDUUV8,000

GRANTOR:SHEFFIELD WM ET AL

GRANTEE:KING JOSEPH & JANIC

0351/014212/01/1981CDQUV7,950

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S27 E48 N27\$.

REVIEW DATE04/19/2023BYNWTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS