BLOCK 5 LOT 4
CASE #45-2011-CP-000256
LOFTON BLUFF 2 PB 4/92 & 93

BUFORD BOBBY SHEA SHERIDAN/SHERIDAN-BRINKMAN DEBRA
85669 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

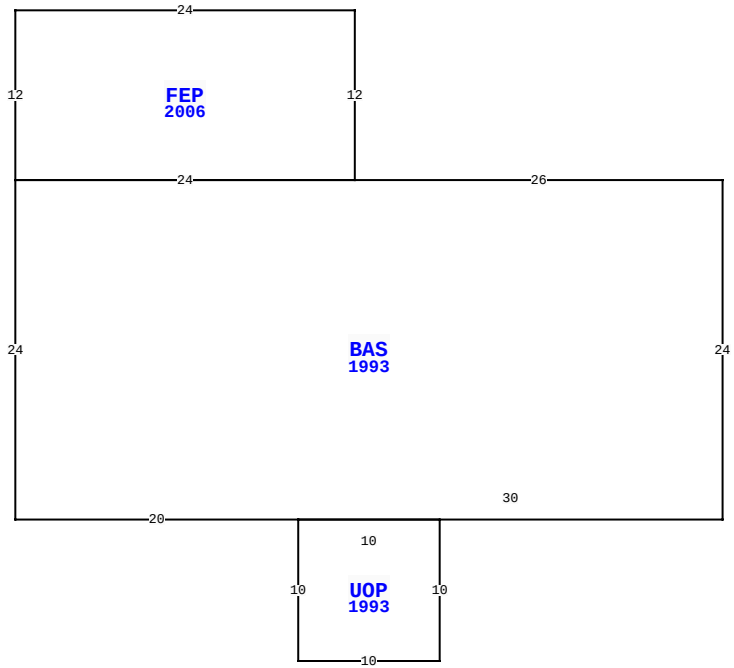
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,200	100	1,200	26,957
FEP	288	85	245	5,504
UOP	100	25	25	562
TOTALS	1,588		1,470	33,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,470	115.2000	74.88	110,074	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1445 HX Base Yr



85669 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	33,022
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	113,022
SOH/AGL Deduction	40,437
ASSESSED VALUE	72,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,585
TOTAL JUST VALUE	113,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/0366	11/20/2006	QC	U	I	01	100
GRANTOR: DAVIS BILLY HAROLD						
GRANTEE: DAVIS BILLY H & DEL						
0659/1240	5/29/1992	WD	U	I	10	8,000
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: DAVIS BILLY HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=2006] N12 W24 S12 E24$ W24 S24 E20
UOP=[YR=1993] S10 E10 N10 W10$ E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS