BLOCK 6 LOT 1
IN OR 1030/30
LOFTON BLUFF 3 PB 4/108

HINTON DONNA M
85801 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

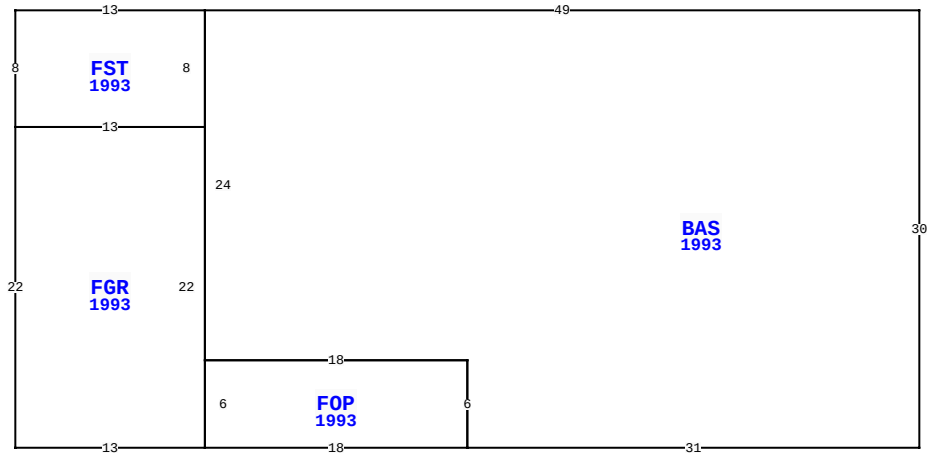
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,362	100	1,362	101,733
FGR	286	55	157	11,727
FOP	108	30	32	2,390
FST	104	55	57	4,257
TOTALS	1,860		1,608	120,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	113.2200	102.18	164,305	1984	1984	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 2003 Heated Area: 1362 HX Base Yr 2003



85801 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		120,107
TOTAL MARKET OB/XF VALUE		986
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		201,093
SOH/AGL Deduction		106,050
ASSESSED VALUE		95,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,043
TOTAL JUST VALUE		201,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8501	REPAIR/RRF	2,400	11/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1030/0030	1/08/2002	WD	Q	I		113,500
GRANTOR: BLACKWELL ROBERT F &						
GRANTEE: HINTON DONNA M						
0723/1678	2/13/1995	WD	Q	I		83,000
GRANTOR: MCCARTHY JIMMY & DEBO						
GRANTEE: BLACKWELL ROBT & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FST=[YR=1993] W13 S8 FGR=[YR=1993] S22 E13 FOP=[YR=1993] E18 N6 W18 S6$ N22 W13$ E13 N8$ S24 E18 S6 E31 N30$.

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	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1990	1990	3	20	392	
2	0940	SHEDS/PORT	0	100	11	9	99.00	SF	30.00	30.00	100	2001	2001	3	20	594	

LAND DESCRIPTION

TOTAL OB/XF 986

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	000100	C	SFR	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 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