BLOCK 7 LOT 9
IN OR 1423/1152
LOFTON BLUFF 3 PB 4/108

BRYANT ADAM J & DONNA A
85721 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0090

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

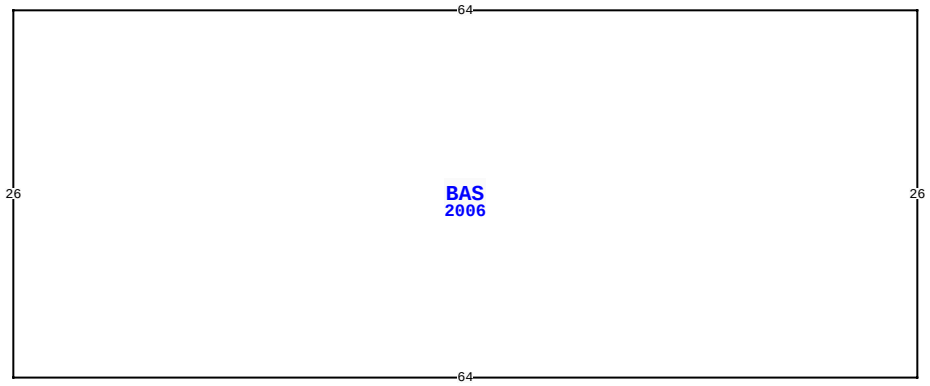
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	104,937
TOTALS	1,664		1,664	104,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	128.7000	90.09	149,910	2006	2011	0	0	0	30.00	70.00

1 M/H 94+ – 0% - 0 Heated Area: 1664 HX Base Yr



85669 DICK KING 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	104,937
TOTAL MARKET OB/XF VALUE	13,091
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	198,028
SOH/AGL Deduction	38,168
ASSESSED VALUE	159,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,860
TOTAL JUST VALUE	198,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4794	MH MOVE-ON	0	08/02/2006
E0617552	ELEC OTHER	0	06/01/2006
M0611681	H/AC	0	06/01/2006
B0618034	FOUNDATION	1,950	06/01/2006
P0611287	OTHER	0	06/01/2006
7404	MH MOVE-ON	8,338	07/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1152	6/27/2006	WD	U	I	07	100
GRANTOR: BRYANT MARGARET JOANN						
GRANTEE: BRYANT ADAM J & DON						
1412/0449	5/16/2006	QC	U	I	07	100
GRANTOR: BRYANT MARGARET JOANN						
GRANTEE: BRYANT ADAM J & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 S26 E64 N26$.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
6	0811	CONCRETE B	0	0	0	0	841.00	SF	5.20	5.20	100	2006	2006	3	88	3,848	
7	0351	CARPORT MT	0	0	25	30	750.00	SF	10.00	10.00	100	2008	2008	3	40	3,000	
10	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	2016	2016	3	78	562	
11	1242	WD DECK A	0	0	20	16	320.00	SF	10.00	10.00	100	2016	2016	3	78	2,496	

LAND DESCRIPTION

TOTAL OB/XF 13,091

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 05/03/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS