LOT 10
WILSON NECK PROPERTIES PB 4/60

HAZARD PATRICIA & JAMES R
85167 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4645-0010-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

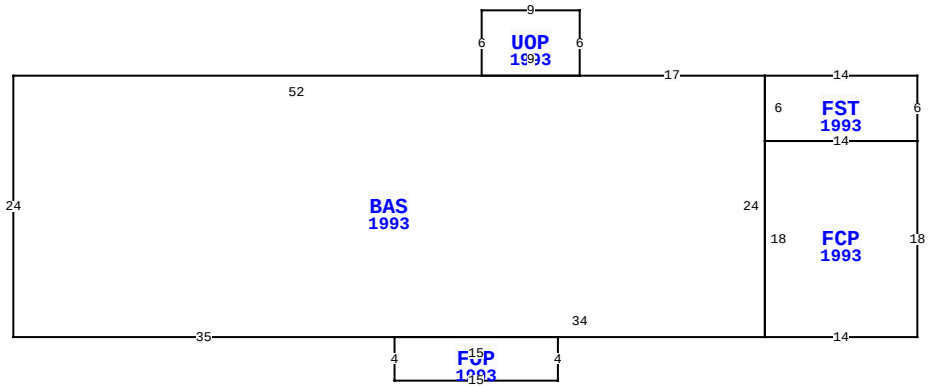
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	127,892
FCP	252	25	63	4,866
FOP	60	30	18	1,390
FST	84	55	46	3,553
UOP	54	20	11	849
TOTALS	2,106		1,794	138,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	105.0000	94.76	169,999	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1656 HX Base Yr 1997



85167 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,549
TOTAL MARKET OB/XF VALUE		17,280
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		235,829
SOH/AGL Deduction		121,904
ASSESSED VALUE		113,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,925
TOTAL JUST VALUE		235,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973683	GARAGE	9,792	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0725	3/24/2023	QC	U	I	11	100
GRANTOR: HAZARD PATRICIA						
GRANTEE: HAZARD PATRICIA & J						
1195/0054	12/12/2003	QC	U	I	01	100
GRANTOR: HAZARD JAMES R						
GRANTEE: HAZARD PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N6 W9 S6E9 $ W52 S24 E35
FOP=[YR=1993] S4 E15 N4 W15$ E34 FCP=[YR=1993] E14 N18
FST=[YR=1993] N6 W14 S6E14$ W14S18$ 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
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1997	1997	3	75	17,280	

LAND DESCRIPTION

TOTAL OB/XF 17,280

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	000110	C	SFR RURAL	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 07/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS