



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

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	924	100	924	22,090
FOP	50	30	15	359
FOP	75	30	22	526
PTO	25	5	1	24
TOTALS	1,074		962	22,999

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	9	10	294.00	SF	20.10	20.10	
4	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	
5	0812	CONCRETE C	0	0	0	0	1,050.00	SF	4.00	4.00	
6	0940	SHEDS/PORT	0	0	22	6	132.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	962	122.6000	79.69	76,662	1986	1986	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 924 HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
85185 BLACKMON RD, YULEE			

TOTAL OB/XF											
8,610											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	22,999		
TOTAL MARKET OB/XF VALUE	8,610		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	111,609		
SOH/AGL Deduction	40,679		
ASSESSED VALUE	70,930		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	70,930		
TOTAL JUST VALUE	111,609		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	80,719		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/0723	3/24/2023	QC	U	I	11	100	
GRANTOR: HAZARD PATRICIA							
GRANTEE: HAZARD PATRICIA & J							
1401/0221	4/03/2006	WD	U	I	24	60,000	
GRANTOR: STEWART RACHEL MCCART							
GRANTEE: HAZARD PATRICIA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W36 FOP=[YR=1993] N5 W10 S5 E10 \$ W30 S14 E27 PTO=[YR=1993] S5 E5 N5 W5 \$ E5 FOP=[YR=1996] S5 E15 N5 W15 \$ E34 N14 \$.											