

LOT 12
IN OR 812/100
WILSON NECK PROPERTIES PB 4/60

TURNER DANIEL L & KAREN J
85197 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4645-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

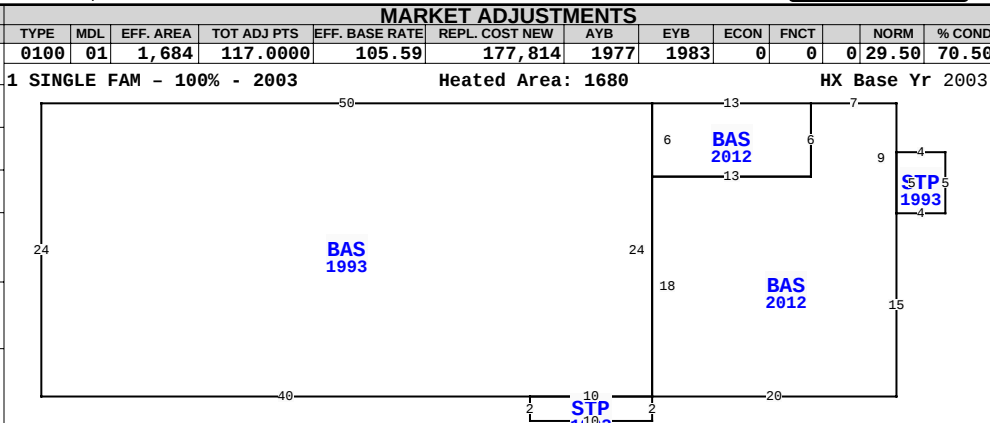
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	89,329
BAS	78	100	78	5,806
BAS	402	100	402	29,925
STP	20	10	2	149
STP	20	10	2	149
TOTALS	1,720		1,684	125,359

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	18	288.00	SF	4.36	4.36	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	
3	0680	POLE SHED	0	100	6	12	72.00	SF	5.90	5.90	
4	0511	GARAGE CB-	0	100	4	6	24.00	SF	16.00	16.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 07/24/2018 BY SBX



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,684	117.0000	105.59	177,814	1977	1983	0	0	29.50	70.50
85197 BLACKMON RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
1,706											

TOTAL OB/XF											
1,706											

Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	125,359		
TOTAL MARKET OB/XF VALUE	1,706		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	207,065		
SOH/AGL Deduction	107,483		
ASSESSED VALUE	99,582		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	49,582		
TOTAL JUST VALUE	207,065		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,540		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2579	H/AC	1,950	05/26/1988
5113	NEW CONSTR	1,800	05/25/1988
3061	NEW CONSTR	1,650	05/23/1988
4902	NEW CONSTR	29,100	05/19/1988
5094	TEMP POLE	0	05/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0812/0100	10/31/1997	WD	Q	I		85,900	
GRANTOR: RODGERS JOHN R							
GRANTEE: TURNER DANIEL L & K							
0766/0124	7/23/1996	QC	U	I	06	30,000	
GRANTOR: RODGERS LANA J							
GRANTEE: RODGERS JOHN R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W7 BAS=[YR=2012] W13 BAS=[YR=1993] W50 S24 E40STP=[YR=1993] S2 E10 N2 W10\$ E10 N24\$ S6 E13 N6 \$ S6 W13 S18 E20 N15 STP=[YR=1993] E4 N5 W4 S5\$ N9\$.											

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