

LOT 13
IN OR 1354/1655 & OR 1797/644
R434027 & R434028

ANDERSON WILLIAM
85211 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4645-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 100	0820	02	1,992	124.0000	80.60	160,555	1976	1976	0	0	0	70.00	30.00	STANDARD																
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2009										Heated Area: 1884										HX Base Yr 2009									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	04	PLYWOOD 100																														
Interior Floo	14	CARPET 100																														
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																														
BUD8 Adjustme	04	DIST 01 100																														
Quality			03	Quality Level 03																												
DOR CODE			0200 MOBILE HOME																													
MAP NUM															04																	
NEIGHBORHOOD/LOC			4048.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,884	100	1,884	45,555																												
FSP	180	60	108	2,612																												
TOTALS			2,064	1,992	48,166																											
EXTRA FEATURES			85211 BLACKMON RD, YULEE																													
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890																
2	0845	KOOL DECK	0	100	105	5	525.00	SF	7.25	7.25	100	1981	1981	3	38	1,446																
3	0845	KOOL DECK	0	100	19	4	76.00	SF	7.25	7.25	100	1981	1981	3	38	209																
4	0861	POOL GUNIT	0	100	15	32	480.00	SF	85.00	85.00	100	1981	1981	3	20	8,160																
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	1982	1982	3	20	499																
6	0940	SHEDS/PORT	0	100	5	9	45.00	SF	20.10	20.10	100	1982	1982	3	20	181																
7	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1982	1982	3	41	208																
8	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	1982	1982	3	41	1,220																
9	0350	CARPORT WD	0	100	0	0	200.00	SF	13.00	13.00	100	1982	1982	3	20	520																
10	0680	POLE SHED	0	100	20	30	600.00	SF	10.00	10.00	100	1982	1982	3	20	1,200																
LAND DESCRIPTION										TOTAL OB/XF										15,533												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																

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