

LOT 15
IN OR 2260/1067
R107358 & R107359 &

POPWELL CYNTHIA DIANNE L/E/
85233 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4645-0015-0000



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	30	VINYL 100	0800	02	1,020	112.0000	78.40	79,968	2001	2001	0	0	0	50.00	50.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 0													Heated Area: 924										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	BAS1993 FSP1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	08	SHT VINYL 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		2 100																																	
Bathrooms		1.5 100																																	
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			0200MOBILE 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	36,221																															
FSP	160	60	96	3,763																															
TOTALS			1,084	1,020	39,984																														
EXTRA FEATURES			85233 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																		
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1981	1981	3	100	6,000																			
4	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	2002	2002	3	83	432																			
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	27	972																			
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	27	972																			
7	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2002	2002	3	83	227																			
8	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2002	2002	3	83	194																			
9	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	2002	2002	3	83	561																			
TOTAL OB/XF			9,358																																
LAND DESCRIPTION																																			
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 01/26/2018 BY SB 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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