

LOT 17 (EX OR 310/782 RW)
IN OR 1936/1719
2010 FWPM DW/MH

JOHNSON ROBERT EST
85271 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4645-0017-0000



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	0800	02	2,280	117.2000	82.04	187,051	2009	2009	0	0	0	34.00	66.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0										Heated Area: 2280					HX Base Yr					Tax Group: 4					Tax Dist:								
Roof Cover	03	COMP SHNGL 100	30 76 30 BAS2009										BUILDING MARKET VALUE					123,454																		
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					11,218																		
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET					80,000																		
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE					214,672																		
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					43,214																		
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					171,458																		
Bedrooms		2 100											TOTAL EXEMPTION VALUE					0																		
Bathrooms		2.5 100											BASE TAXABLE VALUE					171,458																		
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					214,672																		
Stories	1.	1. 100											NCON VALUE					0																		
Units		0 100	INCOME VALUE																																	
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE					155,871																												
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	2,280	100	2,280	123,454																																
TOTALS			2,280		2,280	123,454	85271 BLACKMON RD, YULEE																													
EXTRA FEATURES																																				
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	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	100	1991	1991	3	64	1,032																				
4	0751	UOP	0	0	10	20	200.00	SF	10.00	10.00	100	1997	1997	3	26	520																				
5	0812	CONCRETE C	0	0	0	0	1,610.00	SF	4.00	4.00	100	2020	2020	3	99	6,376																				
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290																				
LAND DESCRIPTION			TOTAL OB/XF														11,218																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																			
REVIEW DATE			12/08/2020	BY	NWA	Total Acres:	0.00			Total Land Value:	80,000			Market:	0			Agricultural:	0			Common:	80,000			PRINTED 08/02/2023 BY SYS										