LOT 20
WILSON NECK PROPERTIES PB 4/60

**MILLER JUSTIN**
85311 BLACKMON RD
YULEE, FL 32097

**2023**

**43-2N-27-4645-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |

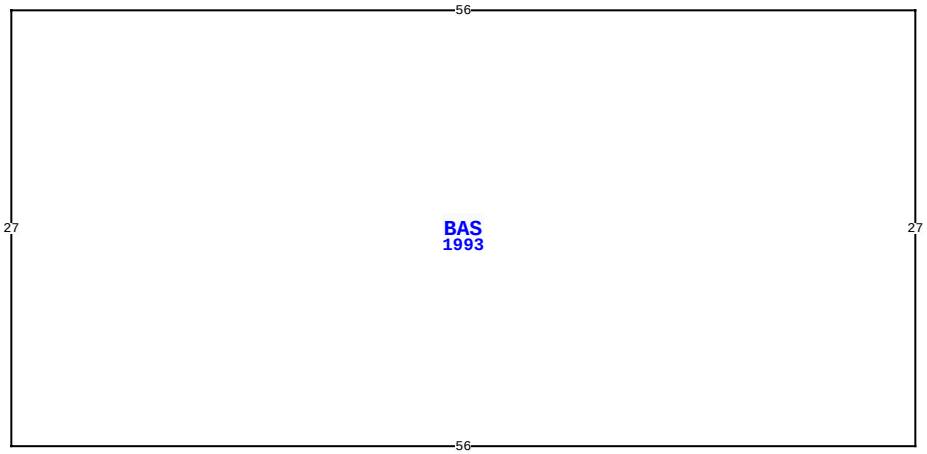
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 63,528 |
| TOTALS | 1,512 | | 1,512 | 63,528 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,512 | 101.0000 | 65.65 | 99,263 | 1978 | 2008 | 0 | 0 | 0 | 36.00 | 64.00 |

1 M/H 93- – 100% - 2023 Heated Area: 1512 HX Base Yr 2023




85311 BLACKMON RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 63,528 |
| TOTAL MARKET OB/XF VALUE | | 2,941 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 146,469 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 146,469 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,469 |
| TOTAL JUST VALUE | | 146,469 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E006553 | CHNGE SRVC | 0 | 01/01/2000 |
| 6250 | REPAIR/RRF | 7,950 | 01/24/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2502/0460 | 9/27/2021 | WD | Q | I | 01 | 143,500 |
| GRANTOR: SHEFFIELD WANDA DALE | | | | | | |
| GRANTEE: MILLER JUSTIN | | | | | | |
| 2459/1657 | 4/27/2021 | TD | U | I | 11 | 100 |
| GRANTOR: COOPER DOROTHY E REVO | | | | | | |
| GRANTEE: SHEFFIELD WANDA DAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

## EXTRA FEATURES

| LN | 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 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 80.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 322 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 80.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 322 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 800 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 257 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 256 | |
| 8 | 0754 | FOP | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 600 | |
| 9 | 0754 | FOP | 0 | 100 | 16 | 8 | 128.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 384 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,941

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000110 | C | SFR RURAL | 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