



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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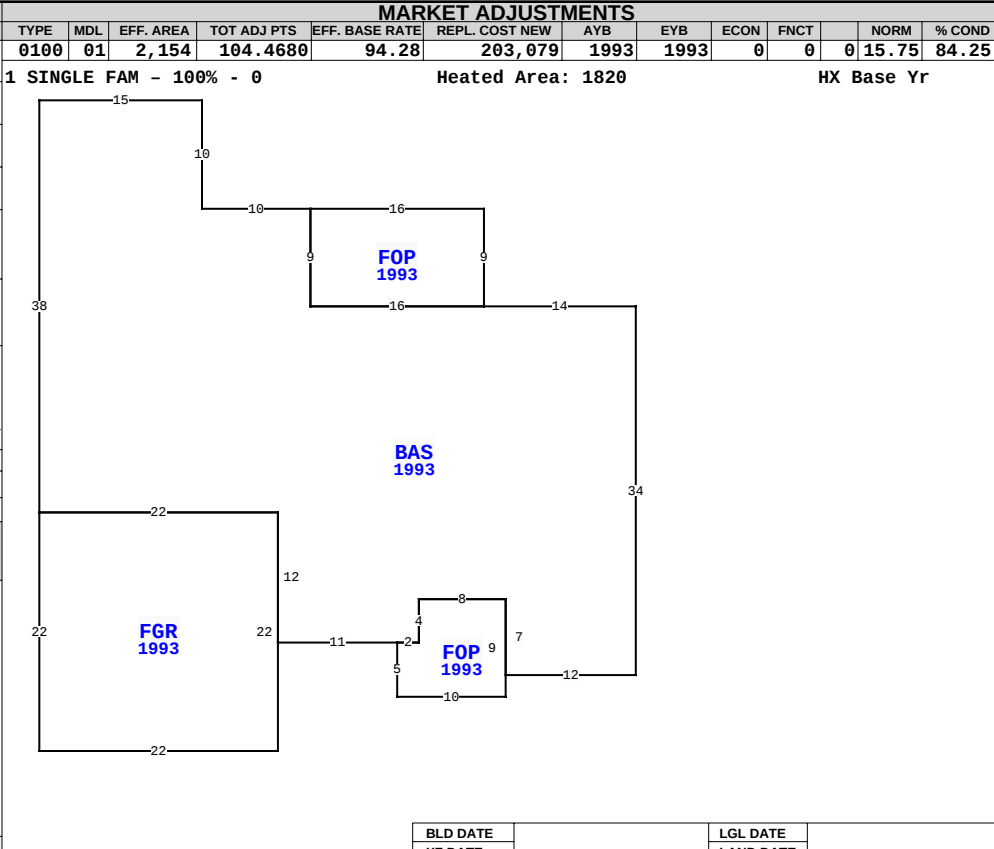
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	144,565
FGR	484	55	266	21,128
FOP	82	30	25	1,986
FOP	144	30	43	3,415
TOTALS	2,530		2,154	171,094

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0351	CARPORT MT	0 100	20	20	400.00	SF	6.60	6.60	100	1993	1993	3	20	528	
2	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1993	1993	3	20	1,158	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0812	CONCRETE C	0 100	0	0	2,098.00	SF	4.00	4.00	100	1993	1993	3	68	5,707	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000110	C



85323 BLACKMON RD, YULEE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
400.00	SF	6.60	6.60	100	1993	1993	3	20	528	
288.00	SF	20.10	20.10	100	1993	1993	3	20	1,158	
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2,098.00	SF	4.00	4.00	100	1993	1993	3	68	5,707	

TOTAL OB/XF										10,053	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		171,094	
TOTAL MARKET OB/XF VALUE		10,053	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		261,147	
SOH/AGL Deduction		130,103	
ASSESSED VALUE		131,044	
TOTAL EXEMPTION VALUE		HX HB SL	131,044
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		261,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2622/1325	2/21/2023	LE U
GRANTOR: TAYLOR GRADY E & CATH		
GRANTEE: KALEEL KIMBERLY KAY		
0690/1850	10/21/1993	WD Q I
GRANTOR: ATLANTIC BUILDERS		
GRANTEE: TAYLOR GRADY & C M		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W14 FOP=[YR=1993] N9 W16 S9 E16\$ W16 N9 W10 N10		
W15 S38 FGR=[YR=1993] S22 E22 N22 W22\$ E22 S12 E11		
FOP=[YR=1993] S5 E10 N9 W8 S4 W2\$ E2 N4 E8 S7 E12 N34\$.		