LOT 25
WILSON NECK PROPERTIES PB 4/60

NATRILLO RALPH JAMES III
85383 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4645-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

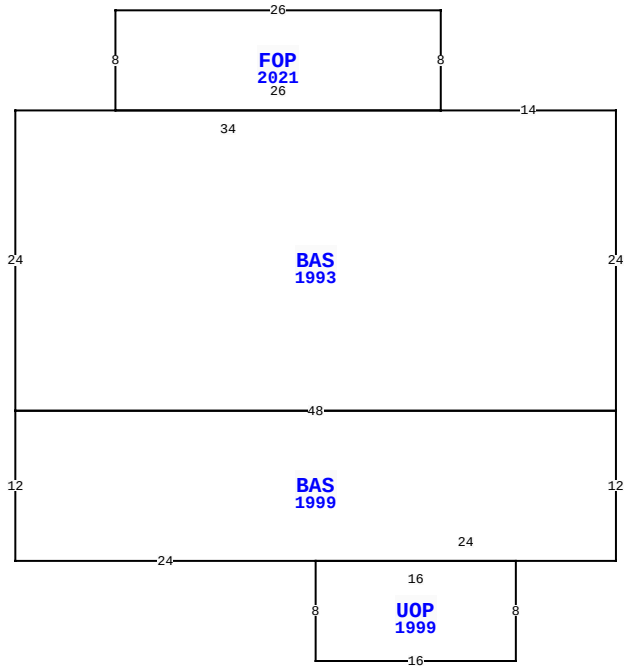
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,406
BAS	576	100	576	13,703
FOP	208	30	62	1,475
UOP	128	25	32	761
TOTALS	2,064		1,822	43,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,822	122.0000	79.30	144,485	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1728 HX Base Yr 2023



85383 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		43,346
TOTAL MARKET OB/XF VALUE		20,434
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		143,780
SOH/AGL Deduction		44,299
ASSESSED VALUE		99,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,481
TOTAL JUST VALUE		143,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905858	ADDITION	26,200	03/01/1999
R991553	REPAIR/RRF	1,200	02/01/1999
B9805630	GARAGE	14,400	12/01/1998
8525	MH MOVE-ON	27,000	05/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/1126	6/10/2022	WD	Q	I	01	155,000
GRANTOR: ANDERSON DARYL W L &						
GRANTEE: NATRILLO RALPH JAME						
2562/0443	5/10/2022	WD	U	I	11	100
GRANTOR: HARDRICK CHARLES MARK						
GRANTEE: ANDERSON DARYL WILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2021] N8 W26 S8 E26$ W34 S24
BAS=[YR=1999] S12 E24 UOP=[YR=1999] S8 E16 N8 W16$ E24N12
W48$ E48 N24$.

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	6	8	48.00	SF	20.10	20.10	100	1985	1985	3	20	193	
3	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1998	1998	3	77	320	
4	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1998	1998	3	77	17,741	
5	1242	WD DECK A	0	100	0	0	202.00	SF	10.00	10.00	100	1999	1999	3	20	404	
6	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2015	2015	3	74	1,776	

LAND DESCRIPTION

TOTAL OB/XF 20,434

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	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 05/16/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS