

BLANTON BRUCE T
96192 LANG ROAD
YULEE, FL 32097

50-3N-28-0000-0029-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																									
Exterior Wall		05	AVERAGE 100		0800	02	1,620	118.4000	82.88	134,266	1996	1996	0	0	0	60.00	40.00	Tax Group: 4		Tax Dist:																								
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2017										Heated Area: 1620										HX Base Yr 2017																			
Roof Cover		05	COMP SHNGL 100		27 60 27 60 BAS 1996																				BUILDING MARKET VALUE										53,706									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										30,415																			
Interior Floor		13	LVT/LAMNT 70												TOTAL LAND VALUE - MARKET										109,600																			
Interior Floor		11	CLAY TILE 30												TOTAL MARKET VALUE										193,721																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										99,787																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										93,934																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000																	
Bathrooms			2 100												BASE TAXABLE VALUE										43,934																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										193,721																			
Stories		1.	1. 100												NCON VALUE										0																			
Units			0 100		INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										130,753																													
Quality		03	Quality Level 03																																									
DOR CODE		0200	MOBILE HOME																																									
MAP NUM			MKT AREA				04																																					
NEIGHBORHOOD/LOC		4031.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,620	100	1,620	53,706																																								
TOTALS					1,620		1,620	53,706																																				
EXTRA FEATURES					96192 LANG RD, YULEE										BLD DATE					LGL DATE					06/20/2023					MLU														
															XF DATE					LAND DATE																								
															INC DATE					AG DATE																								
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	1242	WD DECK A	0 100	10	9	90.00	SF	10.00	10.00	100	1996	1996	3	20	180																													
2	1242	WD DECK A	0 100	16	30	480.00	SF	10.00	10.00	100	1996	1996	3	20	960																													
3	0511	GARAGE CB-	0 100	24	24	576.00	SF	40.00	40.00	100	1996	1996	3	73	16,819																													
4	0681	POLE SHED	0 100	24	9	216.00	SF	11.25	11.25	100	2010	2010	3	64	1,555																													
5	0510	GARAGE WD-	0 100	28	22	616.00	SF	21.00	21.00	100	1980	1980	3	20	2,587																													
6	0810	CONCRETE A	0 100	15	30	450.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,594																													
7	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	1996	1996	3	25	720																													
8	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000																													
LAND DESCRIPTION					TOTAL OB/XF										30,415																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	109,600																											