IN OR 726/1009
PARCELS 1-2 & 1-3

BEATY KANDIS Y
85001 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

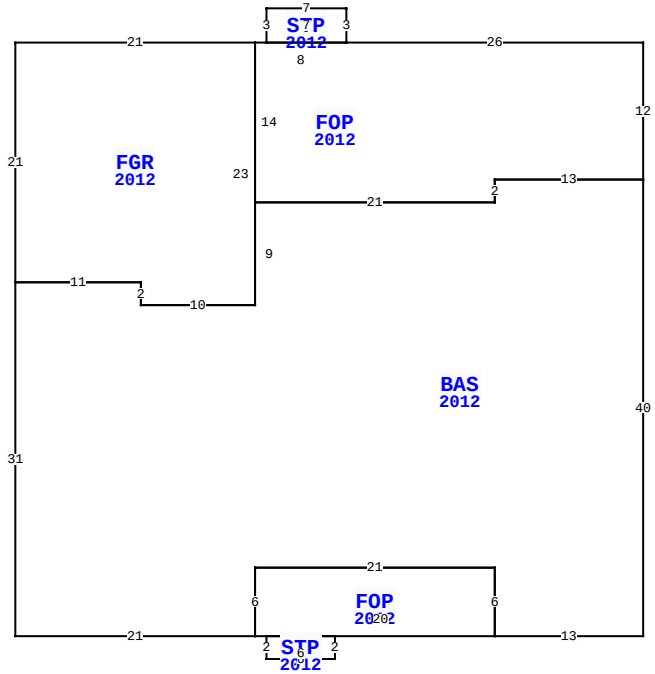
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	173,683
FGR	461	55	254	24,199
FOP	126	30	38	3,620
FOP	450	30	135	12,862
STP	12	10	1	95
STP	21	10	2	191
TOTALS	2,893		2,253	214,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	109.3000	103.84	233,952	2012	2012	0	0	0	8.25	91.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1823 HX Base Yr 2003



85001 BLACKMON RD, YULEE

BLD DATE	12/11/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,651
TOTAL MARKET OB/XF VALUE		10,102
TOTAL LAND VALUE - MARKET		268,000
TOTAL MARKET VALUE		492,753
SOH/AGL Deduction		248,256
ASSESSED VALUE		244,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,497
TOTAL JUST VALUE		492,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25277	CO ISSUED	0	04/27/2012
E24393	NEW CONSTR	0	12/01/2011
M16762	H/AC	0	12/01/2011
P15256	NEW CONSTR	0	11/01/2011
B25277	NEW CONSTR	218,942	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0726/1009	3/28/1995	WD	U	V	09	41,000
GRANTOR: HICKS NOAH & MARY						
GRANTEE: BEATY KANDIS Y						
0640/0025	10/30/1991	WD	U	V	10	7,800
GRANTOR: PHILPS ELISE ETAL						
GRANTEE: HICKS NOAH & MARY F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W26 STP=[YR=2012] N3 W7 S3 E7$ W8
FGR=[YR=2012] W21 S21 BAS=[YR=2012] S31 E21 FOP=[YR=2012]
E1 STP=[YR=2012] S2 E6 N2 W6$ E20 N6 W21 S6$ N6 E21 S6 E13
N40 W13 S2 W21 S9 W10 N2 W11$ E11 S2 E10 N23$ S14 E21 N2 E13
N12$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1990	1990	3	20	4,032	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60	6.60	100	2004	2004	3	22	523	
3	0810	CONCRETE A	0	100	0	0	862.00	SF	6.50	6.50	100	2020	2020	3	99	5,547	

LAND DESCRIPTION

TOTAL OB/XF 10,102

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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	100,000.00	100,000.00	268,000							

REVIEW DATE 02/09/2023 BY NWA Total Acres: 2.68 Total Land Value: 268,000 Market: 0 Agricultural: 0 Common: 268,000 PRINTED 08/06/2024 BY SYS