TRACT 15
IN OR 1417/740
R107149 & R107150

DUNCAN JAMES DAVID REVOCABLE TRUST
3001 CAMBERLY CIR
MELBOURNE, FL 32940-6638

2024

43-2N-27-4620-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

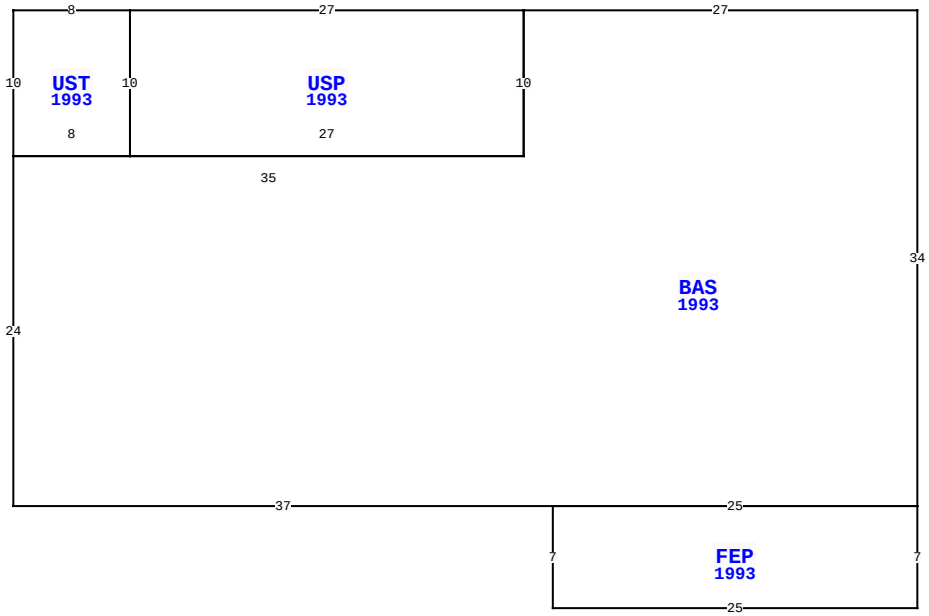
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,758	100	1,758	43,268
FEP	175	85	149	3,667
USP	270	50	135	3,323
UST	80	55	44	1,083
TOTALS	2,283		2,086	51,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,086	117.2000	82.04	171,135	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1907 HX Base Yr



85116 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	51,340
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	212,340
SOH/AGL Deduction	62,938
ASSESSED VALUE	149,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,402
TOTAL JUST VALUE	212,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24328	DEMOLITION	3,850	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/0740	6/05/2006	WD	U	I	01	100
GRANTOR: DUNCAN DAVID J & NANC						
GRANTEE: DUNCAN JAMES D REVO						
1309/0075	4/12/2005	WD	Q	I		158,000
GRANTOR: WILLIAMS EVA M						
GRANTEE: DUNCAN DAVID J & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=1993] W27 UST=[YR=1993] W8 S10 E8 N10$ S10 E27 N10$ S10 W35 S24 E37 FEP=[YR=1993] S7 E25 N7 W25$ E25 N34$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	100,000.00	100,000.00	155,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.55 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 08/06/2024 BY SYS