TRACT 18
IN OR 687 PG 1955
2013 JACOBSEN DW/MH

REEVES SHIRLENE S
85138 BLACKMON ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4620-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

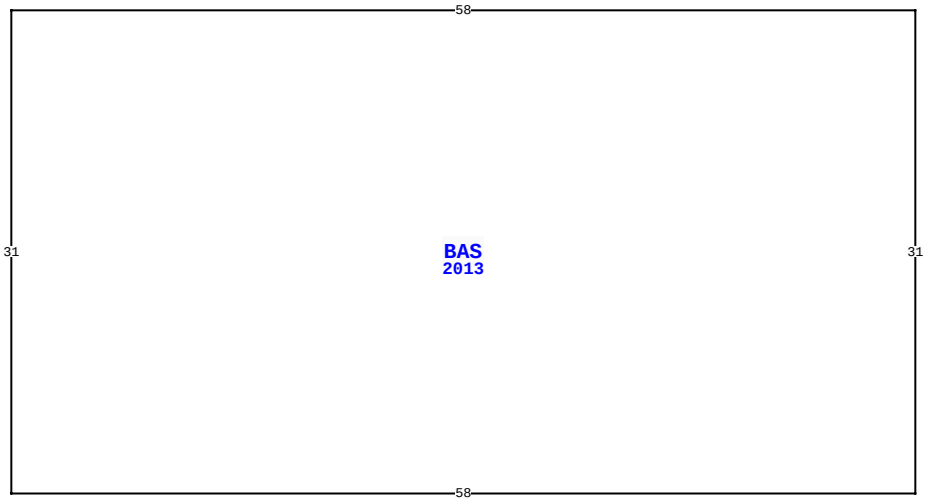
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,798 | 100 | 1,798 | 112,627 |
| TOTALS | 1,798 | | 1,798 | 112,627 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,798 | 116.0000 | 87.00 | 156,426 | 2013 | 2013 | 0 | 0 | 0 | 28.00 | 72.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1798 HX Base Yr 1982




85138 BLACKMON RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/06/2019 | KKA | LGL DATE | |
| XF DATE | 11/06/2019 | KKA | LAND DATE | 11/06/2019 KKA |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,627 |
| TOTAL MARKET OB/XF VALUE | | 22,435 |
| TOTAL LAND VALUE - MARKET | | 102,000 |
| TOTAL MARKET VALUE | | 237,062 |
| SOH/AGL Deduction | | 111,966 |
| ASSESSED VALUE | | 125,096 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 70,096 |
| TOTAL JUST VALUE | | 237,062 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,097 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH135474 | CO ISSUED | 0 | 05/21/2013 |
| MH135474 | CO ISSUED | 0 | 05/01/2013 |
| MH135474 | MH MOVE-ON | 0 | 05/01/2013 |
| B24055 | ADDITION | 7,732 | 10/01/2010 |
| 973984 | CHNGE SRVC | 0 | 08/01/1997 |
| 4345 | N/A | 14,488 | 09/08/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0687/1955 | 9/08/1993 | WD | U | I | 10 | 12,000 |
| GRANTOR: SHEFFIELD WM ETAL | | | | | | |
| GRANTEE: REEVES JEFFREY & S | | | | | | |
| 0267/0101 | 6/01/1978 | CD | U | V | | 800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W58 S31 E58 N31 $ .

## 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 | 0681 | POLE SHED | 0 | 100 | 25 | 20 | 500.00 | SF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 20 | 1,500 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 24 | 36 | 864.00 | SF | 40.00 | 40.00 | 100 | 1988 | 1988 | 3 | 54.5 | 18,835 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 35 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,435

| 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 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 102,000 | | | | | | | |

REVIEW DATE 11/06/2019 BY KKA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS