

TRACT 23
IN OR 944/168
LOFTON BLUFF SUB PB 4/57

FRENCH FRANCIS N & ROBIN L
85196 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4620-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 60	
Interior Floor		13	LVT/LAMNT 40	
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	1,796	100	1,796	152,581
BAS	440	100	440	37,381
FOP	20	30	6	510
FSP	192	40	77	6,542
UOP	192	20	38	3,228
TOTALS	2,640		2,357	200,241

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,357	103.6840	98.50	232,164	1993	1995	0	0	0 13.75	86.25	

1 SINGLE FAM - 100% - 0