TRACT 26
IN OR 828 PG 343
LOFTON BLUFF SUB PB 4/57

OGLESBY FRANCES L
85242 BLACKMON ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4620-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

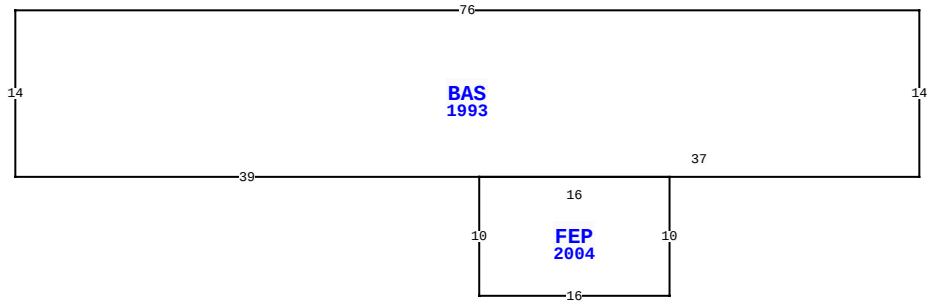
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 02 | Quality Level 02 |
| 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 | 1,064 | 100 | 1,064 | 15,593 |
| FEP | 160 | 85 | 136 | 1,993 |
| TOTALS | 1,224 | | 1,200 | 17,586 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,200 | 69.7900 | 48.85 | 58,620 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1200 HX Base Yr




85242 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 | | 17,586 |
| TOTAL MARKET OB/XF VALUE | | 9,530 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 127,116 |
| SOH/AGL Deduction | | 50,019 |
| ASSESSED VALUE | | 77,097 |
| TOTAL EXEMPTION VALUE | HX HB BX | 55,000 |
| BASE TAXABLE VALUE | | 22,097 |
| TOTAL JUST VALUE | | 127,116 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,336 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413072 | NEW CONSTR | 7,560 | 06/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0828/0343 | 3/31/1998 | WD | U | I | 06 | 50,000 |
| GRANTOR: EDENFIELD CYNTHIA & P | | | | | | |
| GRANTEE: OGLESBY JIMMY & FRA | | | | | | |
| 0609/0660 | 10/11/1990 | WD | U | I | 10 | 13,500 |
| GRANTOR: SHEFFIELD WM F ET AL | | | | | | |
| GRANTEE: EDENFIELD CYNTHIA D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E39 FEP=[YR=2004] S10 E16 N10 W16$ E37 N14$ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 160.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 728 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 26 | 32 | 832.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 23 | 6,698 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 192 | |
| 4 | 0751 | UOP | 0 | 100 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 23 | 221 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 20 | 18 | 360.00 | SF | 9.36 | 9.36 | 100 | 2004 | 2004 | 3 | 22 | 741 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 8 | 144.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 950 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,530

| 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 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS