TRACT 31
ESMT IN OR 497/947
LOFTON BLUFF SUB PB 4/57

GREGORY JEFFREY R & ASHLEY
85310 BLACKMON ST
YULEE, FL 32097

2024

43-2N-27-4620-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

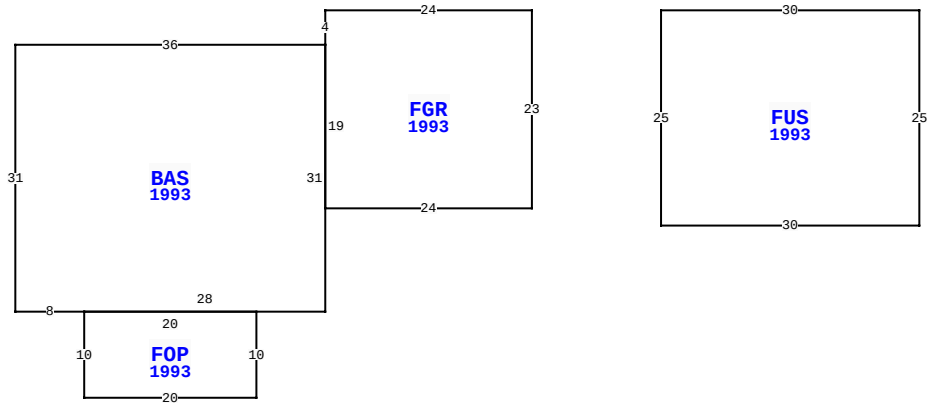
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	51,536
FGR	552	55	304	14,039
FOP	200	30	60	2,771
FUS	750	100	750	34,634
TOTALS	2,618		2,230	102,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,230	115.7380	109.95	245,188	1987	1987	0	0	40	18.00	42.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1866 HX Base Yr 2024



85310 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		102,979
TOTAL MARKET OB/XF VALUE		12,505
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		214,484
SOH/AGL Deduction		87,810
ASSESSED VALUE		126,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,674
TOTAL JUST VALUE		214,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
015160	H/AC	0	07/01/2001
3480	NEW CONSTR	34,065	07/01/1986
3499	XFOB	4,830	07/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1861	12/19/2023	SW	U	I	37	170,000
GRANTOR: GREGORY JAMES C & AUD						
GRANTEE: GREGORY JEFFREY R &						
2621/0821	2/16/2023	WD	Q	I	01	275,000
GRANTOR: SIMMONS CHARLES H JR						
GRANTEE: GREGORY JAMES C & A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S4 BAS=[YR=1993] W36 S31 E8 FOP=[YR=1993] S10 E20 N10 W20 $ E28 N31 $ S19 E24 N23 $ PTR= E15
FUS=[YR=1993] E30 S25 W30 N25 $ W15 $.

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	0940	SHEDS/PORT	0	100	14	30	420.00	SF	30.00	30.00	100	1989	1989	3	20	2,520	
2	0300	BOAT DCK W	0	100	0	0	408.00	SF	40.00	40.00	100	2005	2005	3	40	6,528	
3	0810	CONCRETE A	0	100	0	0	65.00	SF	6.50	6.50	100	2005	2005	3	86	363	
4	0855	CONC PAVER	0	100	0	0	340.00	SF	10.00	10.00	100	2010	2010	3	91	3,094	

LAND DESCRIPTION

TOTAL OB/XF 12,505

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	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 0.99 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS