TRACT 33
IN OR 1217/145-151
LOFTON BLUFF SUB PB 4/57

WEISS ALICE C &/BAKER THERESA E
85338 BLACKMON ROAD
YULEE, FL 32097-4734

2024

43-2N-27-4620-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

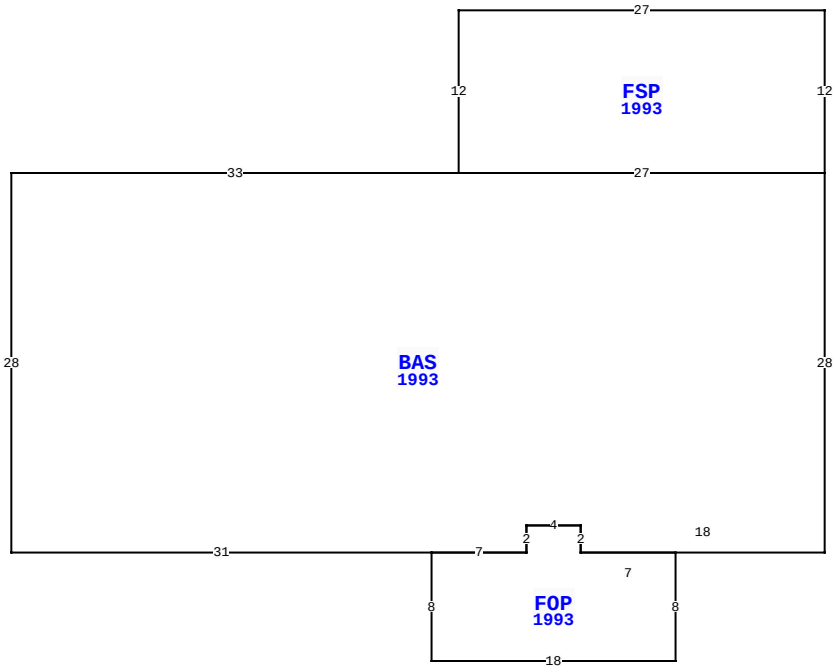
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,672	100	1,672	42,205
FOP	152	30	46	1,161
FSP	324	60	194	4,897
TOTALS	2,148		1,912	48,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,912	120.2000	84.14	160,876	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1672 HX Base Yr 2006



85338 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		48,263
TOTAL MARKET OB/XF VALUE		15,125
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		162,388
SOH/AGL Deduction		46,529
ASSESSED VALUE		115,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,859
TOTAL JUST VALUE		162,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0146	3/22/2004	WD	U	I	24	125,000
GRANTOR: SIMMONS JOHNNY A P/R						
GRANTEE: WEISS ALICE C & THE						
1217/0145	3/22/2004	QC	U	I	06	100
GRANTOR: PADGETT PATRICIA ETAL						
GRANTEE: WEISS ALICE C & THE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W27 S12 BAS=[YR=1993] W33 S28 E31 FOP=[YR=1993] S8 E18 N8 W7 N2 W4 S2 W7 $ E7 N2 E4 S2 E18 N28 W27 $ E27 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0680	POLE SHED	0	100	34	20	680.00	SF	10.00	10.00	100	1996	1996	3	24	1,632	
3	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	
4	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	2004	2004	3	36	4,320	
5	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	2021	2021	3	99	6,113	

LAND DESCRIPTION

TOTAL OB/XF 15,125

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

REVIEW DATE 05/16/2022 BY NWA Total Acres: 0.99 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS