TRACT 35
IN OR 1447/1275
LOFTON BLUFF PB 4/57

JONES MARY A
85360 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4620-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

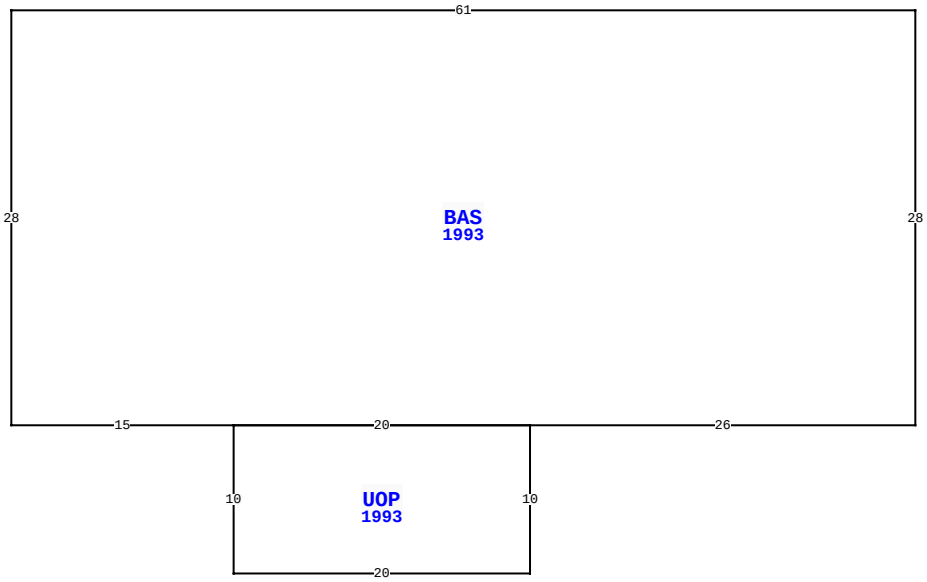
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	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	1,708	100	1,708	35,151
UOP	200	25	50	1,029
TOTALS	1,908		1,758	36,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,758	98.0000	68.60	120,599	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1708 HX Base Yr



85360 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,180
TOTAL MARKET OB/XF VALUE		26,034
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		162,214
SOH/AGL Deduction		68,790
ASSESSED VALUE		93,424
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		38,424
TOTAL JUST VALUE		162,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,860

BLDG:1:4: 1986 PEACHTREE RAUHMAN BROAD
BLDG:1:3: RP: 235834 & 235835
BLDG:1:1: DW/MH/ID KBGASNBA86231308(7)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26218	ADDITION	22,717	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1447/1275	9/27/2006	QC	U	I	01	15,500
GRANTOR: JONES ROBERT T III						
GRANTEE: JONES ROBERT T III						
0727/1204	4/13/1995	QC	U	I	06	5,000
GRANTOR: JONES ROBERT III & LI						
GRANTEE: JONES ROBERT III						

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	0303	FLT DOCK W	0	100	0	0	40.00	SF	26.00	26.00	100	1990	1990	3	20	208	
2	0300	BOAT DCK W	0	100	0	0	348.00	SF	40.00	40.00	100	1990	1990	3	20	2,784	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
4	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	500	
5	0820	WOOD WALK	0	100	28	3	84.00	SF	11.75	11.75	100	1990	1990	3	40	395	
6	0311	WD GANG WY	0	100	7	3	21.00	SF	45.00	45.00	100	1990	1990	3	20	189	
7	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	2013	2013	3	94	21,658	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W61 S28 E15 E20 E26 N28 $
UOP=[YR=1993;ORIG=-46,28] S10 E20 N10 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,034

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 11/12/2019 BY TWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS