TRACT 36
IN OR 703 PG 105
LOFTON BLUFF SUB PB 4/57

REED HARRY R
85366 BLACKMON RD
YULEE, FL 32097

**2024**

**43-2N-27-4620-0036-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

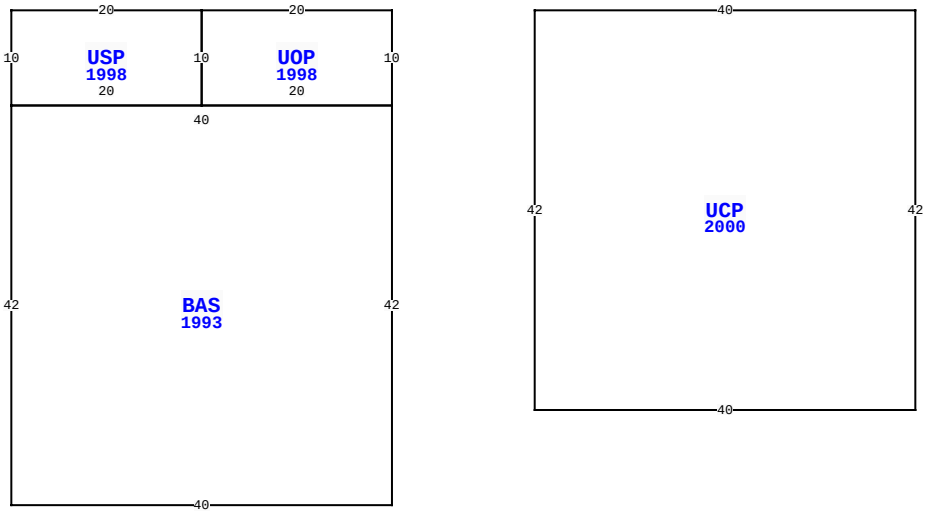
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 132,300 |
| UCP | 1,680 | 20 | 336 | 26,460 |
| UOP | 200 | 20 | 40 | 3,150 |
| USP | 200 | 30 | 60 | 4,725 |
| TOTALS | 3,760 | | 2,116 | 166,635 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,116 | 98.9800 | 94.03 | 198,967 | 1987 | 1987 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr




85366 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 | | 166,635 |
| TOTAL MARKET OB/XF VALUE | | 23,035 |
| TOTAL LAND VALUE - MARKET | | 102,000 |
| TOTAL MARKET VALUE | | 291,670 |
| SOH/AGL Deduction | | 153,299 |
| ASSESSED VALUE | | 138,371 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,371 |
| TOTAL JUST VALUE | | 291,670 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9804668 | GARAGE | 13,200 | 03/02/1998 |
| 94-00843 | GARAGE | 8,976 | 03/01/1994 |
| 2972 | NEW CONSTR | 22,700 | 09/04/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0703/0105 | 4/25/1994 | WD | U | I | 10 | 12,000 |

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: REED HARRY R

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1998] W20 USP=[YR=1998] W20 S10 BAS=[YR=1993] S42 E40 N42 W40$ E20 N10$ S10 E20 N10$ PTR=E15 UCP=[YR=2000] E40 S42 W40 N42$ 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |
| 2 | 0820 | WOOD WALK | 0 | 100 | 3 | 41 | 123.00 | SF | 11.75 | 11.75 | 100 | 1997 | 1997 | 3 | 40 | 578 | |
| 3 | 0511 | GARAGE CB- | 0 | 100 | 22 | 24 | 528.00 | SF | 40.00 | 40.00 | 100 | 1998 | 1998 | 3 | 75 | 15,840 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 25 | 14 | 350.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 700 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 43 | 18 | 774.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 77 | 3,099 | |
| 6 | 0300 | BOAT DCK W | 0 | 100 | 10 | 6 | 60.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 27 | 648 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,035

| 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 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 102,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS