TRACT 37
OR 443 PG 395
R305825 & R305826

COURSON DAVID R & MARY A
85378 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4620-0037-0000

BUILDING CHARACTERISTICS

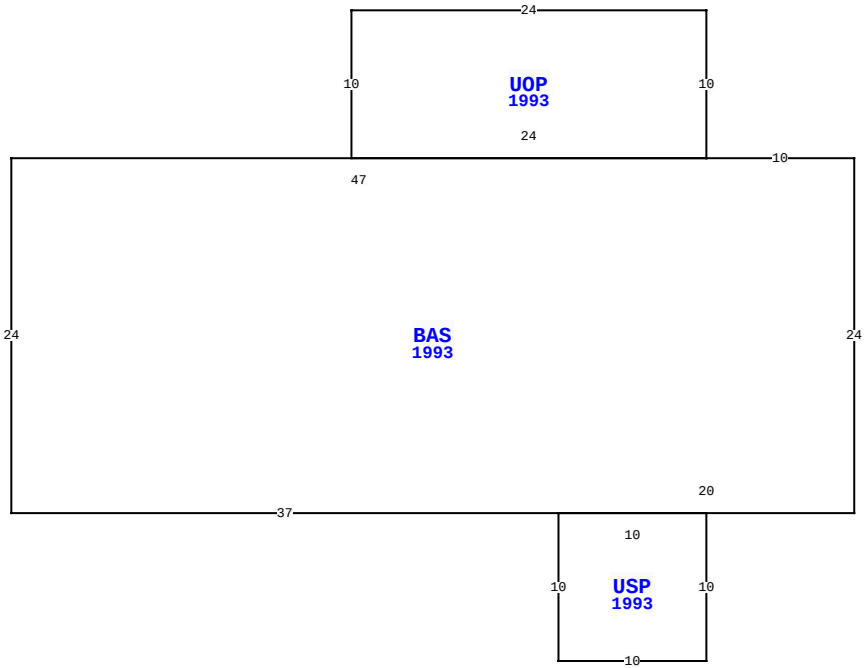
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,368	100	1,368	26,487
UOP	240	25	60	1,162
USP	100	50	50	968
TOTALS	1,708		1,478	28,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,478	92.2000	64.54	95,390	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr



85378 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,617
TOTAL MARKET OB/XF VALUE		7,910
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		132,527
SOH/AGL Deduction		73,197
ASSESSED VALUE		59,330
TOTAL EXEMPTION VALUE	HX HB	34,330
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0443/0392	4/01/1985	WD	U	I		10,900
GRANTOR:						
GRANTEE:						
0443/0395	1/01/1985	WD	U	I		48,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W24 S10 E24 $ W47 S24 E37
USP=[YR=1993] S10 E10 N10 W10 $ E20 N24 $.

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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
2	0920	CWALL-WD/M	0	100	0	0	90.00	LF	390.00	390.00	100	1980	1980	3	20	7,020	
3	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	1995	1995	3	70	91	
4	0681	POLE SHED	0	100	20	10	200.00	SF	16.50	16.50	100	1995	1995	3	23	759	

LAND DESCRIPTION

TOTAL OB/XF 7,910

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	0.96	AC		1.00	1.00	1.00	100,000.00	100,000.00	96,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.96 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS