TRACT 40
IN OR 2223/497
LOFTON BLUFF SUB PB 4/57

REYNOLDS CALLIE L/E/
85412 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4620-0040-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

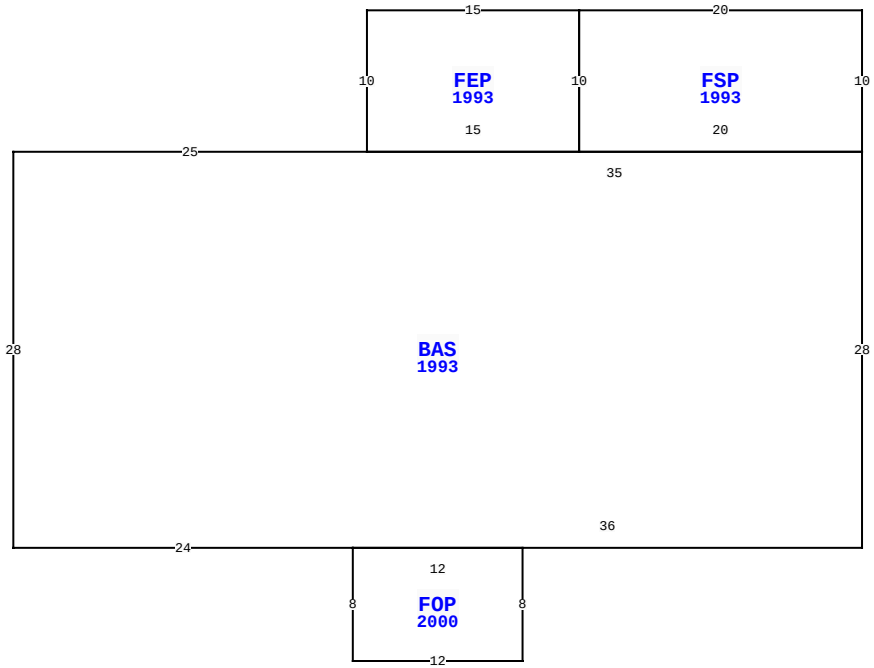
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	41,137
FEP	150	85	128	3,134
FOP	96	30	29	710
FSP	200	60	120	2,938
TOTALS	2,126		1,957	47,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,957	116.6000	81.62	159,730	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1808 HX Base Yr



85412 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		47,919
TOTAL MARKET OB/XF VALUE		26,823
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		177,742
SOH/AGL Deduction		59,649
ASSESSED VALUE		118,093
TOTAL EXEMPTION VALUE	HX HB SL WX	118,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4701	GARAGE	14,280	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0497	9/13/2018	LE	U	I	11	100
GRANTOR: REYNOLDS DONALD C & C						
GRANTEE: OEHLER ROBERT EUGEN						
0620/0339	2/27/1991	WD	U	I	01	100
GRANTOR: REYNOLDS DON						
GRANTEE: REYNOLDS DON & C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W20 FEP=[YR=1993] W15 S10 BAS=[YR=1993] W25 S28 E24 FOP=[YR=2000] S8 E12 N8 W12$ E36 N28 W35$ E15 N10$ S10 E20 N10$.

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	8	20	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
2	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1985	1985	3	47	196	
3	0511	GARAGE CB-	0	100	28	30	840.00	SF	40.00	40.00	100	1988	1988	3	54.5	18,312	
4	0810	CONCRETE A	0	100	15	20	300.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,160	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	5.60	5.60	100	1995	1995	3	20	538	
7	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	1990	1990	3	59.5	77	
8	0300	BOAT DCK W	0	100	40	10	400.00	SF	40.00	40.00	100	1990	1990	3	20	3,200	

LAND DESCRIPTION

TOTAL OB/XF 26,823

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	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 08/06/2024 BY SYS