TRACT 42
LOFTON BLUFF SUB PB 4/57

SMITH ROBERT W & DOLORES L/E/
85428 BLACKMON RD
YULEE, FL 32097

**2024**

**43-2N-27-4620-0042-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

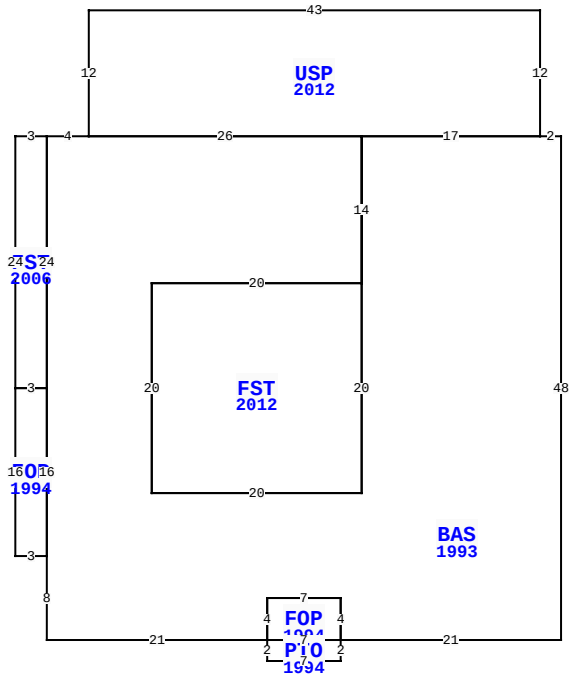
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,924 | 100 | 1,924 | 179,691 |
| FOP | 28 | 30 | 8 | 747 |
| FOP | 48 | 30 | 14 | 1,307 |
| FST | 72 | 55 | 40 | 3,735 |
| FST | 400 | 55 | 220 | 20,547 |
| PTO | 14 | 5 | 1 | 94 |
| USP | 516 | 30 | 155 | 14,476 |
| TOTALS | 3,002 | | 2,362 | 220,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,362 | 114.2190 | 108.51 | 256,301 | 1987 | 1995 | 0 | 0 | 0 | 13.93 | 86.07 |

1 SINGLE FAM – 100% - 0 Heated Area: 1924 HX Base Yr




85428 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 | | 237,131 |
| TOTAL MARKET OB/XF VALUE | | 47,285 |
| TOTAL LAND VALUE - MARKET | | 102,000 |
| TOTAL MARKET VALUE | | 386,416 |
| SOH/AGL Deduction | | 151,457 |
| ASSESSED VALUE | | 234,959 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 184,959 |
| TOTAL JUST VALUE | | 386,416 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 359,063 |

XFOB:3:2: BRICK WALK N.V.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-16556 | REPLACE (9) WINDO | 13,029 | 12/29/2023 |
| B17728 | ADDITION | 9,000 | 05/01/2006 |
| B17207 | SWIM POOL | 20,000 | 02/01/2006 |
| B0617207 | SWIM POOL | 20,000 | 01/01/2005 |
| B018824 | GARAGE | 30,000 | 09/01/2001 |
| R013046 | REPAIR/RRF | 4,460 | 02/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2517/1434 | 11/30/2021 | LE | U | I | 11 | 100 |
| GRANTOR: SMITH ROBERT W & DOLO | | | | | | |
| GRANTEE: KANEER CINDY & ROBE | | | | | | |
| 0504/0684 | 12/01/1986 | WD | U | V | | 12,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] N14 W26 W4 S24 S16 S8 E21 N4 E7 S4 E21 N48 W2 W17 S14 S20 W20 N20 E20 $
USP=[YR=2012;ORIG=0,-14] E17 N12 W43 S12 E26 $
FST=[YR=2012;ORIG=0,0] W20 S20 E20 N20 $
FST=[YR=2006;ORIG=-30,-14] W3 S24 E3 N24 $
FOP=[YR=1994;ORIG=-33,10] S16 E3 N16 W3 $
FOP=[YR=1994;ORIG=-2,34] N4 W7 S4 E7 $
PTO=[YR=1994;ORIG=-9,34] S2 E7 N2 W7 $
.

## 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 | 0825 | BRICK | 0 | 100 | 10 | 8 | 80.00 | SF | 12.50 | 12.50 | 100 | 2008 | 2008 | 3 | 97 | 970 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,092.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 54.5 | 6,741 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 22 | 20 | 440.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 2,288 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 544.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 44 | 20,346 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 656.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 87 | 5,707 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,232.00 | SF | 17.50 | 17.50 | 100 | 2007 | 2007 | 3 | 31 | 6,684 | |
| 8 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 364.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 89 | 1,685 | |
| 9 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 48 | |
| 10 | 0855 | CONC PAVER | 0 | 100 | 6 | 5 | 30.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 87 | 261 | |

TOTAL OB/XF 46,900

## LAND DESCRIPTION

| 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 05/23/2024 BY KWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

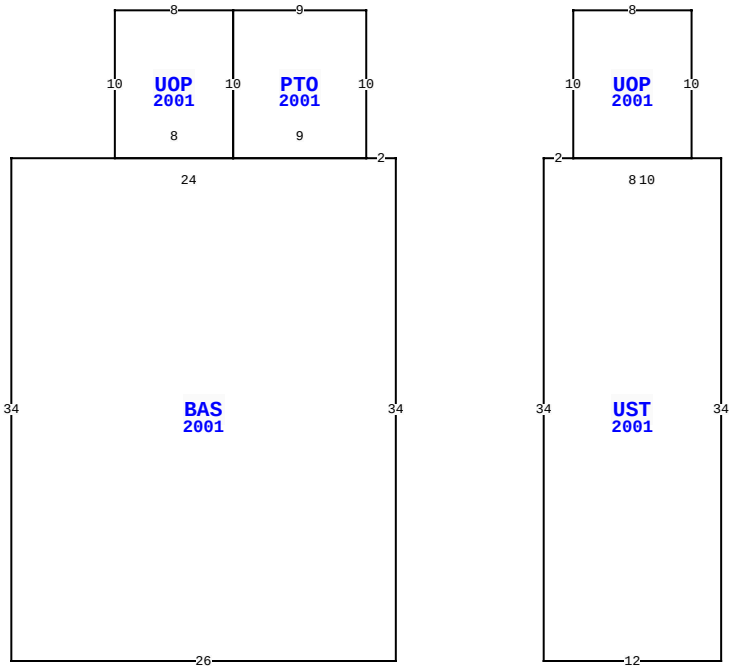
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 884 | 100 | 884 | 13,239 |
| PTO | 90 | 5 | 4 | 60 |
| UOP | 80 | 20 | 16 | 240 |
| UOP | 80 | 20 | 16 | 240 |
| UST | 408 | 45 | 184 | 2,755 |
| TOTALS | 1,542 | | 1,104 | 16,533 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,104 | 65.8260 | 23.04 | 25,436 | 2001 | 2001 | 0 | 0 | 0 | 35.00 | 65.00 |

2 GARAGE RES – 100% - 0 Heated Area: 884 HX Base Yr




85428 BLACKMON RD, YULEE

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| BLD DATE | | LGL DATE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| GRANTEE: KANEER CINDY & ROBE | | | | | | |
| 0504/0684 | 12/01/1986 | WD | U | V | | 12,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N10 W9 UOP=[YR=2001] W8 S10 E8 N10 $ S10 E9 $ W24 S34 E26 N34 $ PTR= E10 UST=[YR=2001] E2 UOP=[YR=2001] N10 E8 S10 W8 $ E10 S34 W12 N34 $ W10 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 52.00 | LF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 74 | 385 | |

## LAND DESCRIPTION

TOTAL OB/XF 385

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/23/2024 BY KWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS