BLOCK 1 LOT 11 & S-1 OF LOT 12
IN OR 1998/1499
LOFTON BLUFF # 2 PB 4/92 & 93

BOWDEN CHARLES D JR & CAROLYN W
85718 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0001-0110

BUILDING CHARACTERISTICS

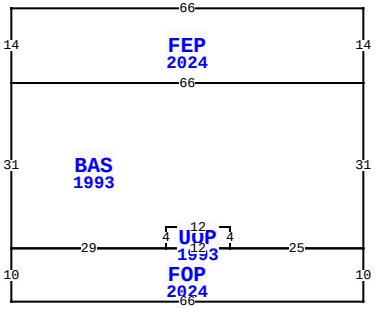
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

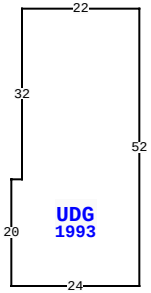
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	150,200
FEP	924	80	739	55,554
FOP	660	30	198	14,885
UDG	1,184	55	651	48,939
UOP	48	20	10	752
TOTALS	4,814		3,596	270,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,596	94.7700	90.03	323,748	1981	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1998 HX Base Yr





85718 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,330
TOTAL MARKET OB/XF VALUE	15,653
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	410,983
SOH/AGL Deduction	0
ASSESSED VALUE	410,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,983
TOTAL JUST VALUE	410,983
NCON VALUE	57,580
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190001349	ADDITION OF 910 S	125,417	02/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1499	8/07/2015	WD	Q	I	01	335,000
GRANTOR: DOWELL LORITA S						
GRANTEE: BOWDEN CHARLES D JR						
1998/1494	8/05/2015	WD	U	I	11	100
GRANTOR: GREGORY VERNER H & CA						
GRANTEE: DOWELL LORITA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-66,14] S31 E29 N4 E12 S4 E25 N31 W66 $
UDG=[YR=1993;ORIG=-84,122] N20 E2 N32 E22 S52 W24 $
FEP=[YR=2024;ORIG=-66,14] E66 N14 W66 S14 $
FOP=[YR=2024;ORIG=-66,45] E29 E12 E25 S10 W66 N10 $
UOP=[YR=1993;ORIG=-37,45] E12 N4 W12 S4 $
.

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	0811	CONCRETE B	0	0	0	0	544.00	SF	5.20	5.20	100	1981	1981	3	35	990	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1985	1985	3	20	1,000	
4	0300	BOAT DCK W	0	0	0	0	308.00	SF	40.00	40.00	100	1981	1981	3	20	2,464	
5	0812	CONCRETE C	0	0	0	0	3,224.00	SF	4.00	4.00	100	1984	1984	3	44	5,674	
6	0812	CONCRETE C	0	0	0	0	1,894.00	SF	4.00	4.00	100	1983	1983	3	41	3,106	
7	0830	FLAGSTONE	0	0	11	13	143.00	SF	12.00	12.00	100	1983	1983	3	41	704	

LAND DESCRIPTION

TOTAL OB/XF 15,653

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	000130	C	SFR WATER	0		OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000							

REVIEW DATE 07/29/2024 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS