

LYTHGOE SANDRA
85644 BLACKMAN RD
YULEE, FL 32097

43-2N-27-4621-0001-0160

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	12	CEDAR 100								0100	01	4,089	96.8000	91.96	376,024	1988	1993	0	0	15.00	85.00	VALUATION BY								STANDARD																									
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2004										Heated Area: 2816										HX Base Yr 2004										Tax Group: 4								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										338,364																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										62,741																									
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET										272,880																									
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET VALUE										673,985																									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										332,539																									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										341,446																									
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB								50,000																	
Bathrooms		2.5 100																		BASE TAXABLE VALUE										291,446																									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										673,985																									
Stories	2.	2. 100																		NCON VALUE										0																									
Units		0 100								INCOME VALUE																																													
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										661,116																																			
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	896	100	896	70,037																																																			
FEP	600	80	480	37,520																																																			
FGR	1,024	55	563	44,007																																																			
FOP	600	30	180	14,070																																																			
FOP	168	30	50	3,908																																																			
FUS	1,920	100	1,920	150,079																																																			
TOTALS		5,208	4,089		319,620																																																		
EXTRA FEATURES										85644 BLACKMON RD, YULEE																																													
L N	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	0812	CONCRETE C	0 100	0	0	2,186.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,765																																								
2	1242	WD DECK A	0 0	4	8	32.00	SF	10.00	10.00	100	1985	1985	3	20	64																																								
3	1242	WD DECK A	0 0	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192																																								
4	0350	CARPORT WD	0 0	11	16	176.00	SF	13.00	13.00	100	1987	1987	3	20	458																																								
5	0350	CARPORT WD	0 0	11	16	176.00	SF	13.00	13.00	100	1987	1987	3	20	458																																								
6	0510	GARAGE WD-	0 0	16	16	256.00	SF	35.00	35.00	100	1987	1987	3	20	1,792																																								
7	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152																																								
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																																								
9	0300	BOAT DCK W	0 100	0	0	2,284.00	SF	40.00	40.00	100	2009	2009	3	56	51,162																																								
10	0810	CONCRETE A	0 100	11	8	88.00	SF	6.50	6.50	100	2001	2001	3	80	458																																								
LAND DESCRIPTION										TOTAL OB/XF										62,741																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	100,000.00</																																								

