BLOCK 1 LOT 17A
ESMT OR 393/160
LOFTON BLUFF 2 PB 4/92 & 93

ALVARADO ELISA MARIA/BURCH DONALD L III
85632 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0001-017A

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 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	02	Quality Level 02

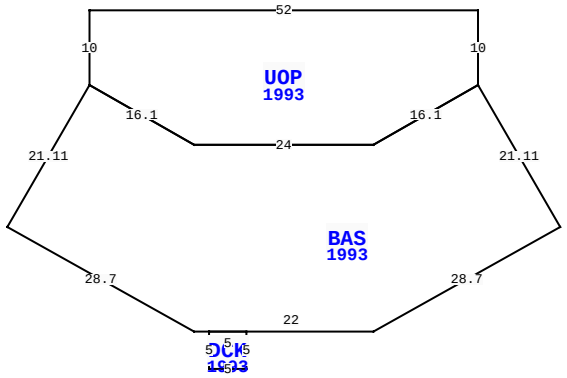
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

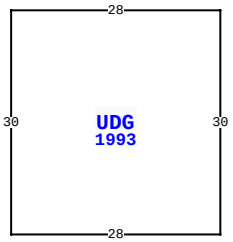
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	125,044
DCK	25	10	2	158
UDG	840	55	462	36,586
UOP	824	20	165	13,067
TOTALS	3,268		2,208	174,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	100.7342	95.70	211,306	1983	1983	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 1579 HX Base Yr





85632 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,856
TOTAL MARKET OB/XF VALUE		6,549
TOTAL LAND VALUE - MARKET		447,895
TOTAL MARKET VALUE		629,300
SOH/AGL Deduction		475,034
ASSESSED VALUE		154,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,266
TOTAL JUST VALUE		629,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/482	7/02/2024	TD	Q	I	01	620,000
GRANTOR: HAMILTON MICHAEL KEIT						
GRANTEE: ALVARADO ELISA MARI						
1589/1134	10/17/2008	QC	U	I	01	100
GRANTOR: BRANDT ESTHER RUTH						
GRANTEE: BRANDT ESTHER TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W52 S10 BAS=[YR=1993] L11 D19 D14 R25 E2
DCK=[YR=1993] S5 E5 N5 W5$ E22 R25 U14 U19 L11 L14 D8
W24 U8 L14 $ R14 D8 E24 U8 R14 N10$ PTR= E30
UDG=[YR=1993] E28 S30 W28 N30 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0810	CONCRETE A	0	100	0	0	980.00	SF	6.50	6.50	100	1984	1984	3	44	2,803	
3	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	2005	2005	3	86	1,856	

LAND DESCRIPTION

TOTAL OB/XF 6,549

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	4.47	AC		1.00	1.00	1.00	100,000.00	100,000.00	447,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	500.00	500.00	895							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 6.26 Total Land Value: 447,895 Market: 0 Agricultural: 0 Common: 447,895 PRINTED 08/06/2024 BY SYS