BLOCK 1 LOT 42
IN OR 2163/206
1994 FLEET/WEST SW/MH

DRURY JAMES MARTIN
85494 BLACKMON ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4621-0001-0420**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| 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 |
| Quality | 05 | Quality Level 05 |

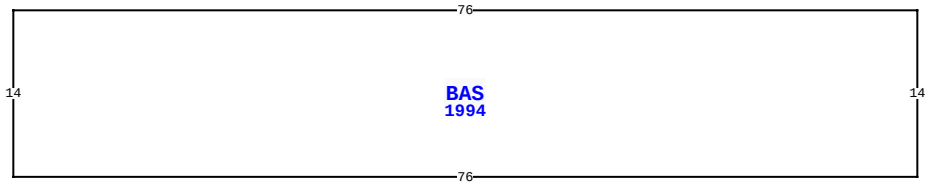
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,064 | 100 | 1,064 | 53,779 |
| TOTALS | 1,064 | | 1,064 | 53,779 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,064 | 124.8000 | 93.60 | 99,590 | 1994 | 2004 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1064 HX Base Yr 2018




85494 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 | | 53,779 |
| TOTAL MARKET OB/XF VALUE | | 6,552 |
| TOTAL LAND VALUE - MARKET | | 100,070 |
| TOTAL MARKET VALUE | | 160,401 |
| SOH/AGL Deduction | | 37,642 |
| ASSESSED VALUE | | 122,759 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 72,759 |
| TOTAL JUST VALUE | | 160,401 |
| NCON VALUE | | 5,760 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,003 |

PRCL:0:1: 6/2016KW : MISC ALUMN SHED = NV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 99 | MH MOVE-ON | 19,694 | 06/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2163/0206 | 12/08/2017 | WD | Q | I | 02 | 135,000 |
| GRANTOR: FENTRISS LIVING TRUST | | | | | | |
| GRANTEE: DRURY JAMES MARTIN | | | | | | |
| 1894/0676 | 11/26/2013 | WD | U | I | 30 | 100 |
| GRANTOR: FENTRISS STEPHEN R & | | | | | | |
| GRANTEE: FENTRISS STEPHEN R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W76 S14 E76 N14$.

## 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 176.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 45 | 792 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 40 | 24 | 960.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | | 100 | 5,760 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,552

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |
| 2 | 009630 | C | SWAMP | 100 | | OR | 0.00 | 0.00 | 0.14 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 70 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 1.14 Total Land Value: 100,070 Market: 0 Agricultural: 0 Common: 100,070 PRINTED 08/06/2024 BY SYS