BLOCK 2 LOT 40
IN OR 1454/1331
LOFTON BLUFF #2 PB 4/92 & 93

HASELBERGER JOSEPH M & FAITH I
85433 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0400

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	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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

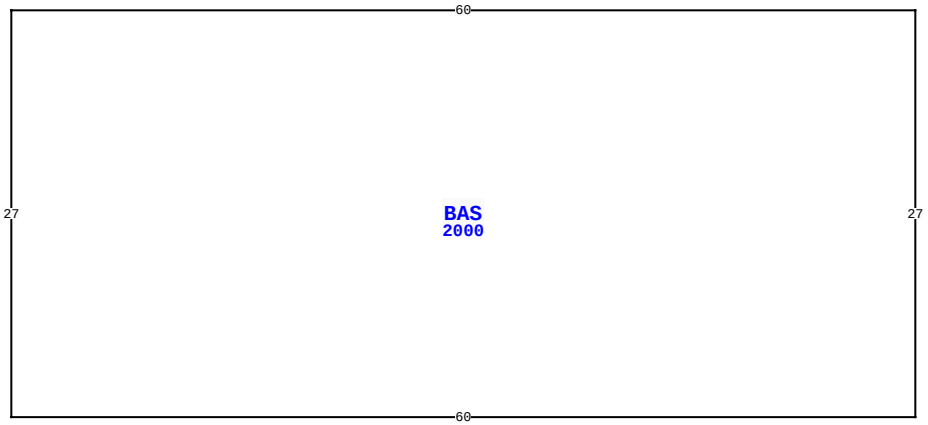
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	65,503
TOTALS	1,620		1,620	65,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	87.90	142,398	2000	2000	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2007 Heated Area: 1620 HX Base Yr 2007



85433 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		65,503
TOTAL MARKET OB/XF VALUE		5,437
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		150,940
SOH/AGL Deduction		81,701
ASSESSED VALUE		69,239
TOTAL EXEMPTION VALUE	HX HB VX	49,239
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		150,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BL47283	GARAGE	9,350	08/01/2000
MH003095	B013	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1331	10/25/2006	WD	U	I	24	150,000
GRANTOR: MURRAY BRENDA P/R						
GRANTEE: HASELBERGER JOSEPH						
0848/1760	9/16/1998	WD	Q	V		14,000
GRANTOR: WRIGHT THOMAS M & MIC						
GRANTEE: TAYLOR DENNY O SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 E60 N27 $.

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	0803	ASPHALT C	0	100	0	0	2,948.00	SF	2.00	2.00	100	1988	1988	3	50	2,948	
2	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	1997	1997	3	73	323	
3	0754	FOP	0	100	22	12	264.00	SF	15.00	15.00	100	2000	2000	3	20	792	
4	0754	FOP	0	100	18	12	216.00	SF	15.00	15.00	100	2000	2000	3	20	648	
5	0351	CARPORT MT	0	100	27	24	648.00	SF	5.60	5.60	100	2002	2002	3	20	726	

LAND DESCRIPTION

TOTAL OB/XF 5,437

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS