BLOCK 7 LOT 24
LOFTON BLUFF # 3 PB 4/108

BLANTON JAMES KELVIN
PO BOX 766
YULEE, FL 32097

2024

43-2N-27-4622-0007-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85247 DICK KING 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	0
TOTAL MARKET OB/XF VALUE	14,520
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	94,520
SOH/AGL Deduction	0
ASSESSED VALUE	94,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,520
TOTAL JUST VALUE	94,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4177	REMODEL	6,580	06/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2697/427	2/26/2024	QC	U	I	11	100
GRANTOR: VELEZ NILDA						
GRANTEE: BLANTON JAMES KELVI						
2684/1895	12/15/2023	FJ	U	V	11	0
GRANTOR: NUNEZ YZAMAR E VELEZ						
GRANTEE: VELEZ NILDA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	1993	1993	3	20	2,520	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1983		100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1983		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,520

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

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