LOT 4
IN OR 953/541
WILSON NECK PROPERTIES PB 4/60

DONTHNIER JOANN S
85077 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

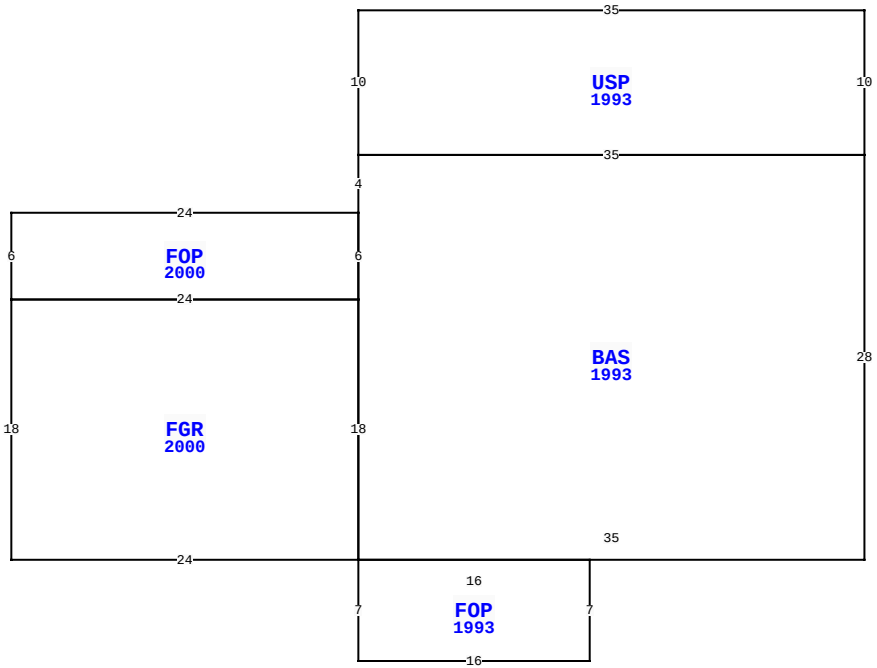
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	980	100	980	78,427
FGR	432	55	238	19,046
FOP	112	30	34	2,721
FOP	144	30	43	3,441
USP	350	30	105	8,403
TOTALS	2,018		1,400	112,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	104.0000	98.80	138,320	1977	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2002 Heated Area: 980 HX Base Yr 2002



85077 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		112,039
TOTAL MARKET OB/XF VALUE		1,334
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		193,373
SOH/AGL Deduction		109,594
ASSESSED VALUE		83,779
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		28,779
TOTAL JUST VALUE		193,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0953/0541	10/11/2000	WD	Q	I		80,000
GRANTOR: RATLIEFF WILLIAM A &						
GRANTEE: DONTHNIER MERLE E J						
0218/0697	1/01/1976	CD	Q	V		6,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-35,10] S4 S6 S18 E35 N28 W35 $
FGR=[YR=2000;ORIG=-59,20] S18 E24 N18 W24 $
USP=[YR=1993;ORIG=0,0] W35 S10 E35 N10 $
FOP=[YR=2000;ORIG=-35,14] W24 S6 E24 N6 $
FOP=[YR=1993;ORIG=-35,38] S7 E16 N7 W16 $
.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1980	1980	3	32.5	427	
2	0351	CARPORT MT	0	100	18	24	432.00	SF	10.00	10.00	100	2003	2003	3	21	907	

LAND DESCRIPTION

TOTAL OB/XF 1,334

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	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 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS