



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

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	924	100	924	23,789
FOP	50	30	15	386
FOP	75	30	22	566
PTO	25	5	1	26
TOTALS	1,074		962	24,768

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
1	0940	SHEDS/PORT	0	0	9	10	294.00	SF	20.10	20.10	100	1980	1980
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1990	1990
3	0812	CONCRETE C	0	0	0	0	1,050.00	SF	4.00	4.00	100	1990	1990
4	0940	SHEDS/PORT	0	0	22	6	132.00	SF	30.00	30.00	100	1987	1987

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	962	122.6000	85.82	82,559	1986	1986	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 924 HX Base Yr													

85185 BLACKMON RD, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
294.00	SF	20.10	20.10	100	1980	1980	3	20	1,182		
576.00	SF	35.00	35.00	100	1990	1990	3	20	4,032		
1,050.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,499		
132.00	SF	30.00	30.00	100	1987	1987	3	20	792		

TOTAL OB/XF													
8,505													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			24,768
TOTAL MARKET OB/XF VALUE			8,505
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			113,273
SOH/AGL Deduction			35,250
ASSESSED VALUE			78,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,023
TOTAL JUST VALUE			113,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/0723	3/24/2023	QC	U	I	11	100	
GRANTOR: HAZARD PATRICIA							
GRANTEE: HAZARD PATRICIA & J							
1401/0221	4/03/2006	WD	U	I	24	60,000	
GRANTOR: STEWART RACHEL MCCART							
GRANTEE: HAZARD PATRICIA							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W36 FOP=[YR=1993] N5 W10 S5 E10 \$ W30 S14 E27 PTO=[YR=1993] S5 E5 N5 W5 \$ E5 FOP=[YR=1996] S5 E15 N5 W15 \$ E34 N14 \$.													