LOT 12
IN OR 812/100
WILSON NECK PROPERTIES PB 4/60

TURNER DANIEL L & KAREN J
85197 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4645-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

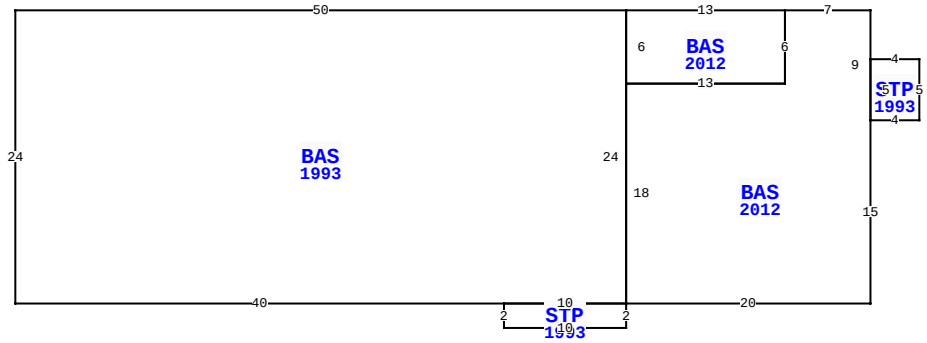
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,200	100	1,200	93,366
BAS	78	100	78	6,069
BAS	402	100	402	31,277
STP	20	10	2	155
STP	20	10	2	155
TOTALS	1,720		1,684	131,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	117.0000	111.15	187,177	1977	1983	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1680 HX Base Yr 2003



85197 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		131,024
TOTAL MARKET OB/XF VALUE		1,666
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		212,690
SOH/AGL Deduction		110,121
ASSESSED VALUE		102,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,569
TOTAL JUST VALUE		212,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2579	H/AC	1,950	05/26/1988
5113	NEW CONSTR	1,800	05/25/1988
3061	NEW CONSTR	1,650	05/23/1988
4902	NEW CONSTR	29,100	05/19/1988
5094	TEMP POLE	0	05/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0100	10/31/1997	WD	Q	I		85,900
GRANTOR: RODGERS JOHN R						
GRANTEE: TURNER DANIEL L & K						
0766/0124	7/23/1996	QC	U	I	06	30,000
GRANTOR: RODGERS LANA J						
GRANTEE: RODGERS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W7 BAS=[YR=2012] W13 BAS=[YR=1993] W50 S24 E40STP=[YR=1993] S2 E10 N2 W10$ E10 N24$ S6 E13 N6 $ S6 W13 S18 E20 N15 STP=[YR=1993] E4 N5 W4 S5$ N9$.

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	0810	CONCRETE A	0	100	16	18	288.00	SF	4.36	4.36	100	1988	1988	3	54.5	684	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1975	1975	3	20	772	
3	0680	POLE SHED	0	100	6	12	72.00	SF	5.90	5.90	100	1975	1975	3	20	85	
4	0511	GARAGE CB-	0	100	4	6	24.00	SF	16.00	16.00	100	1980	1980	3	32.5	125	

LAND DESCRIPTION

TOTAL OB/XF 1,666

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	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 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