LOT 13
IN OR 1354/1655 & OR 1797/644
R434027 & R434028

ANDERSON WILLIAM
85211 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4645-0013-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

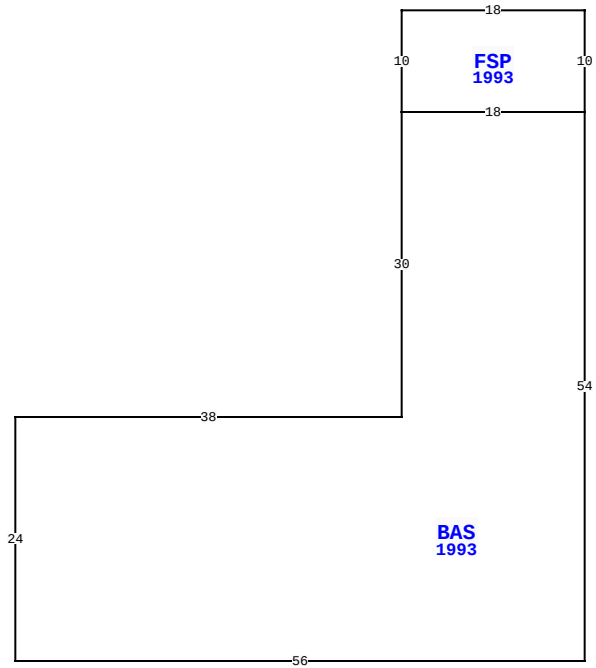
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	49,059
FSP	180	60	108	2,812
TOTALS	2,064		1,992	51,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,992	124.0000	86.80	172,906	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1884 HX Base Yr 2009



85211 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		67,638
TOTAL MARKET OB/XF VALUE		17,731
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		165,369
SOH/AGL Deduction		95,220
ASSESSED VALUE		70,149
TOTAL EXEMPTION VALUE	DX HX HB	36,318
BASE TAXABLE VALUE		33,831
TOTAL JUST VALUE		165,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1797/0644	4/12/2011	QC	U	I	11	100
GRANTOR: ANDERSON VICKY						
GRANTEE: ANDERSON WILLIAM						
1354/1655	10/03/2005	WD	Q	I		139,000
GRANTOR: STRIBLING BOBBY R SR						
GRANTEE: ANDERSON WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W18 S10 BAS=[YR=1993] S30 W38 S24 E56 N54 W18$ E18 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0845	KOOL DECK	0	100	105	5	525.00	SF	7.25	7.25	100	1981	1981	3	35	1,332	
3	0845	KOOL DECK	0	100	19	4	76.00	SF	7.25	7.25	100	1981	1981	3	35	193	
4	0861	POOL GUNIT	0	100	15	32	480.00	SF	85.00	85.00	100	1981	1981	3	20	8,160	
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	1982	1982	3	20	499	
6	0940	SHEDS/PORT	0	100	5	9	45.00	SF	20.10	20.10	100	1982	1982	3	20	181	
7	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1982	1982	3	38	193	
8	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	1982	1982	3	38	1,130	
9	0350	CARPORT WD	0	100	0	0	200.00	SF	13.00	13.00	100	1982	1982	3	20	520	
10	0680	POLE SHED	0	100	20	30	600.00	SF	10.00	10.00	100	1982	1982	3	20	1,200	

TOTAL OB/XF 15,211

LAND DESCRIPTION

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

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Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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

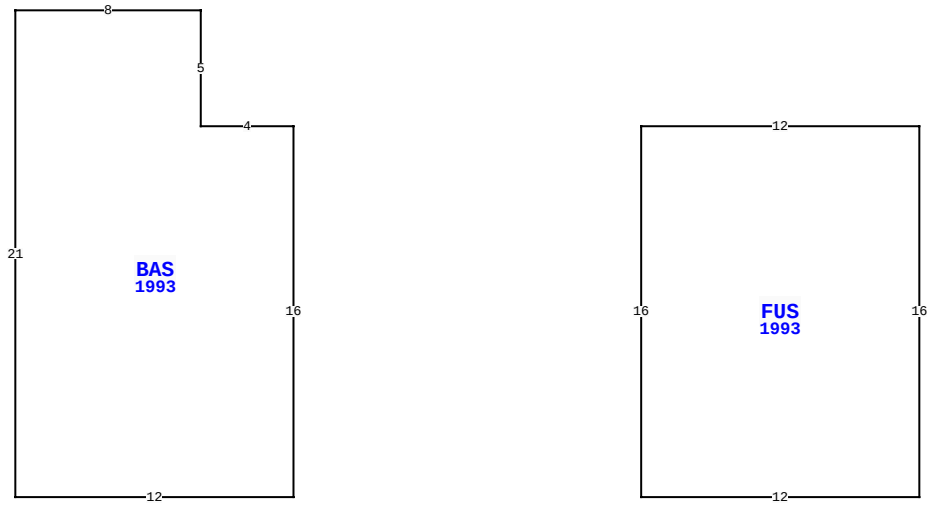
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	232	100	232	8,626
FUS	192	100	192	7,139
TOTALS	424		424	15,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	424	76.0000	72.20	30,613	1980	1980	0	0	0	48.50	51.50

2 SINGLE FAM – 0% - 2009 Heated Area: 424 HX Base Yr 2009



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GRANTOR: STRIBLING BOBBY R SR						
GRANTEE: ANDERSON WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N5 W8 S21 E12 N16 $ PTR= E15 FUS=[YR=1993] E12 S16 W12 N16 $ W15 $.

EXTRA FEATURES

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11	0510	GARAGE WD-	0	100	20	24	480.00	SF	26.25	26.25	100	1976	1976	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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

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