LOT 14
IN OR 2449/562 & OR 1488/1330
WILSON NECK PROPERTIES PB 4/60

YOUNG ALYCE JEAN L/E/
85221 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

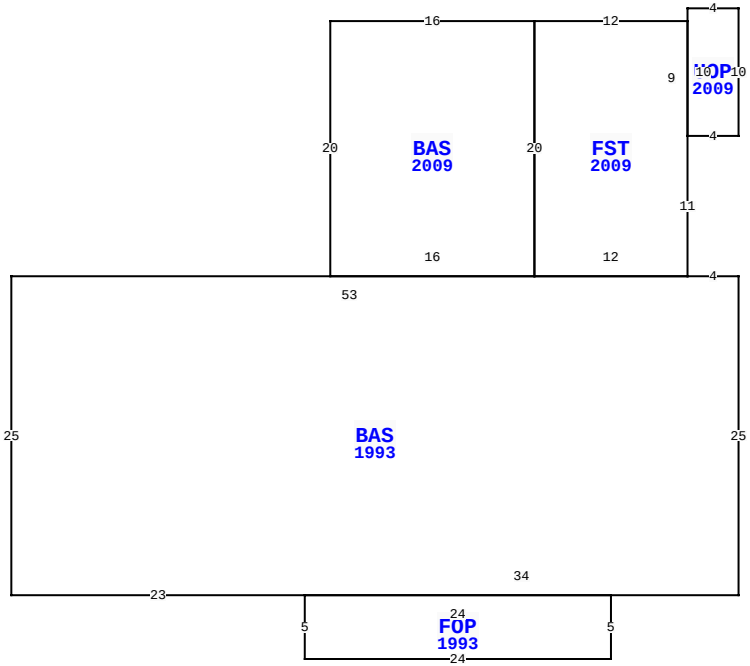
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,425	100	1,425	35,312
BAS	320	100	320	7,930
FOP	120	30	36	892
FST	240	65	156	3,866
UOP	40	25	10	248
TOTALS	2,145		1,947	48,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,947	118.0000	82.60	160,822	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1745 HX Base Yr



85221 BLACKMON RD, YULEE

BLD DATE	02/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,247
TOTAL MARKET OB/XF VALUE		13,769
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		142,016
SOH/AGL Deduction		84,443
ASSESSED VALUE		57,573
TOTAL EXEMPTION VALUE	HX HB	32,573
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0562	3/17/2021	QC	U	I	11	100
GRANTOR: YOUNG ALYCE JEAN						
GRANTEE: YOUNG DANNY R II &						
1519/1888	8/17/2007	QC	U	I	06	100
GRANTOR: YOUNG DANNY RAY						
GRANTEE: YOUNG ALYCE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FST=[YR=2009] N11 UOP=[YR=2009] E4 N10 W4 S10$ N9 W12 BAS=[YR=2009] W16 S20 E16 N20$ S20 E12$ W53 S25 E23 FOP=[YR=1993] S5 E24 N5 W24$E34 N25$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	26.80	26.80	100	1984	1984	3	44	7,358	
2	0810	CONCRETE A	0	100	0	0	118.00	SF	6.50	6.50	100	1990	1990	3	59.5	456	
3	0851	PATIO STON	0	100	3	29	87.00	SF	0.75	0.75	100	2000	2000	3	79	52	
4	0681	POLE SHED	0	100	7	29	203.00	SF	15.00	15.00	100	2000	2000	3	28	853	
5	0681	POLE SHED	0	100	25	22	550.00	SF	15.00	15.00	100	2000	2000	3	28	2,310	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 13,769

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS