LOT 15
IN OR 2260/1067
R107358 & R107359 &

POPWELL CYNTHIA DIANNE L/E/
85233 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4645-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

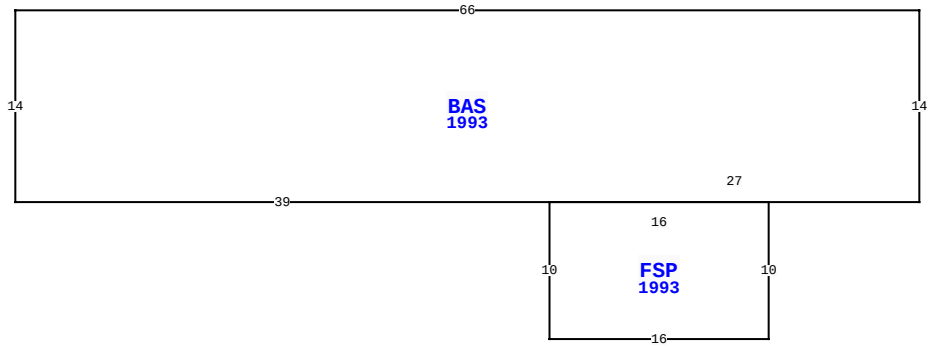
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	37,256
FSP	160	60	96	3,871
TOTALS	1,084		1,020	41,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,020	112.0000	84.00	85,680	2001	2001	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 0 Heated Area: 924 HX Base Yr



85233 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		45,496
TOTAL MARKET OB/XF VALUE		9,124
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		134,620
SOH/AGL Deduction		44,226
ASSESSED VALUE		90,394
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		35,394
TOTAL JUST VALUE		134,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000251	CO ISSUED	0	01/10/2018
17010997	MH MOVE-ON	0	12/11/2017
MH013377	B013	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1067	3/11/2019	QC	U	I	11	100
GRANTOR: POPWELL CYNTHIA DIANN						
GRANTEE: EDENFIELD YANCY L						
0515/0277	4/15/1987	QC	U	I		7,000
GRANTOR: EDENFIELD CHARLES &						
GRANTEE: POPWELL STEVE & C D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E39 FSP=[YR=1993] S10 E16 N10 W16$ E27 N14$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1981	1981	3	100	6,000	
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	2002	2002	3	82	426	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
5	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2002	2002	3	82	224	
6	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2002	2002	3	82	192	
7	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	2002	2002	3	82	554	

LAND DESCRIPTION

TOTAL OB/XF 9,124

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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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

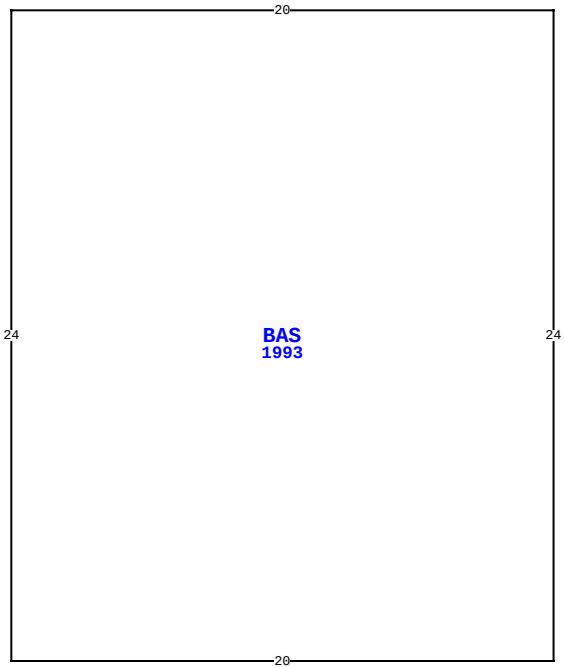
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	4,371
TOTALS	480		480	4,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	52.0300	18.21	8,741	1981	1981	0	0	0	50.00	50.00

3 GARAGE RES – 100% - 0 Heated Area: 480 HX Base Yr



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GRANTEE: POPWELL STEVE & C D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E20 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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