LOT E1/2 OF 16 R621620
IN OR 748/787
WILSON NECK PROPERTIES PB 4/60

WILLIAMS IVAN W JR & MELISSA M
85245 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

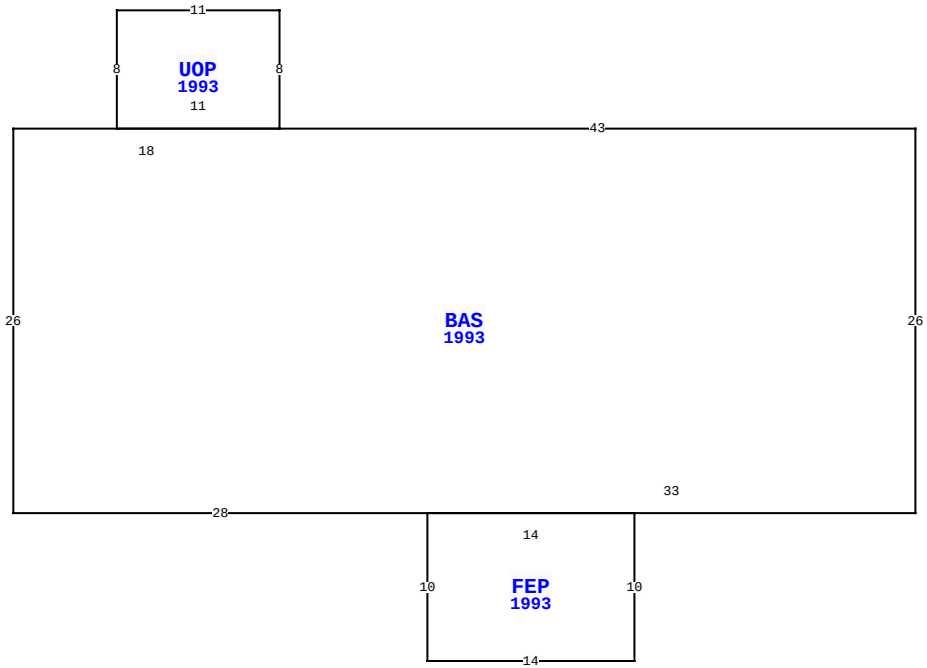
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	39,301
FEP	140	85	119	2,949
UOP	88	25	22	545
TOTALS	1,814		1,727	42,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,727	118.0000	82.60	142,650	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1705 HX Base Yr



85245 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	42,795
TOTAL MARKET OB/XF VALUE	5,466
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	128,261
SOH/AGL Deduction	39,713
ASSESSED VALUE	88,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,548
TOTAL JUST VALUE	128,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,308

ALSO OWNS ADJCNT PRCL: 16 @ 85051 STEPHEN RD
1973 HORT _ R621620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/0787	1/10/1996	WD	U	I	07	100
GRANTOR: MORRIS JESSE EARL & M						
GRANTEE: WILLIAMS IVAN WAYNE						
0742/0382	10/23/1995	WD	U	I	01	100
GRANTOR: MORRIS JESSE & MARY						
GRANTEE: WILLIAMS IVAN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UOP=[YR=1993] N8 W11 S8 E11$ W18 S26 E28
FEP=[YR=1993] S10 E14 N10W14$ E33 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0940	SHEDS/PORT	0	0	15	35	525.00	SF	18.00	18.00	100	1991	1991	3	20	1,890	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	
4	0810	CONCRETE A	0	0	11	24	264.00	SF	6.50	6.50	100	1991	1991	3	62	1,064	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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	0		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