

LOT 17 (EX OR 310/782 RW)
IN OR 1936/1719
WILSON NECK PROPERTIES PB 4/6

JOHNSON CHRISTOPHER W
85271 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	2,280	100	2,280	128,264
TOTALS	2,280		2,280	128,264

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	
2	0751	UOP	0	0	10	20	200.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	0	0	0	1,610.00	SF	4.00	4.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800022,280117.200087.90200,4122009200900036.0064.00

1 M/H 94+ - 0% - 2024

Heated Area: 2280

HX Base Yr

76

30

BAS2009

30

76

BLD DATE

02/26/2015

KK

LGL DATE

LAND DATE

AG DATE

XF DATE

INC DATE

85271 BLACKMON RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		128,264	
TOTAL MARKET OB/XF VALUE		11,130	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		219,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		219,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,394	
TOTAL JUST VALUE		219,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5208	CO ISSUED	0	09/15/2009
E22033	ELEC OTHER	0	08/01/2009
MH5208	MH MOVE-ON	0	08/01/2009
M14755	MECH OTHER	0	08/01/2009
P13889	OTHER	0	08/01/2009
974028	REMODEL	1,700	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/825	8/15/2023	FJ	U	I	11	0
GRANTOR: JOHNSON ROBERT EST						
GRANTEE: JOHNSON CHRISTOPHER						
2661/791	8/15/2023	FJ	U	I	11	0
GRANTOR: JOHNSON ROBERT EST						
GRANTEE: JOHNSON CHRISTOPHER						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W76 S30 E76 N30\$.											