

LOT 18
OR 650/85 & OR 706/1689
WILSON NECK PROPERTIES PB 4/60

JORDAN WILLIAM M & AMBY C
85283 BLACKMON ROAD
YULEE, FL 32097-1185

2024

43-2N-27-4645-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	146,168
FCP	816	25	204	17,749
FOP	144	30	43	3,741
TOTALS	2,640		1,927	167,659

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0754	FOP	0	100	17	12	204.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		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		
0100	01	1,927	107.1140	101.76	196,092	1994	1994	0	0	0	14.50	85.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1680 HX Base Yr													
30 20 4 36 4 30 24 34 24 30 56 24 BAS 1994 FCP 2003 FOP 1994													
85283 BLACKMON RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					167,659				
TOTAL MARKET OB/XF VALUE					3,303				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					250,962				
SOH/AGL Deduction					127,849				
ASSESSED VALUE					123,113				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					73,113				
TOTAL JUST VALUE					250,962				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					243,571				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01114	NEW CONSTR	73,040	06/21/1994
8800	MH MOVE-ON	12,000	02/06/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0706/1689	6/13/1994	QC	U	I	01	100			
GRANTOR: JORDAN WILLIAM M									
GRANTEE: JORDAN WM & AMBY C									
0650/0085	2/26/1992	WD	Q	I		18,500			
GRANTOR: REED STANLEY H									
GRANTEE: JORDAN WILLIAM M									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2003] W24 BAS=[YR=1994] W56 S30 E20 FOP=[YR=1994] S4 E36 N4 W36\$ E36 N30\$ S34 E24 N34\$.									