LOT 19
WILSON NECK PROPERTIES PB 4/60

VOSS JOHN W JR & MELISSA L L/E/
85295 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0019-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

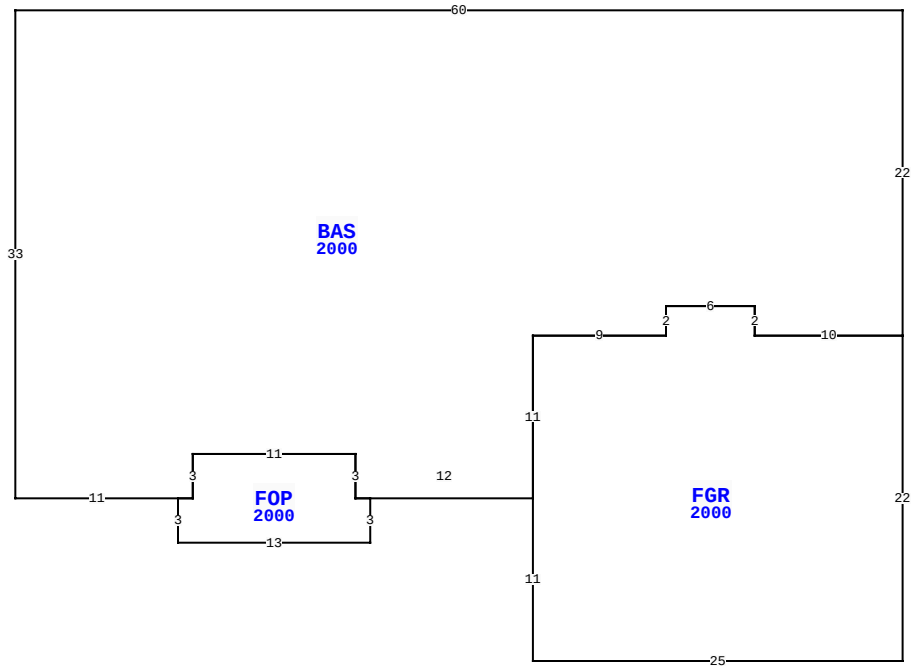
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	146,765
FGR	562	55	309	27,320
FOP	72	30	22	1,945
TOTALS	2,294		1,991	176,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	104.8600	99.62	198,343	2000	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2001 Heated Area: 1660 HX Base Yr 2001



85295 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,029
TOTAL MARKET OB/XF VALUE		26,408
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		282,437
SOH/AGL Deduction		137,339
ASSESSED VALUE		145,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,098
TOTAL JUST VALUE		282,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017345	WINDOWS	26,021	12/15/2021
B0311706	XFOB	4,200	09/01/2003
B0007174	GARAGE	11,550	05/01/2000
B996696	NEW CONSTR	999,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0876	2/28/2023	LE	U	I	11	100
GRANTOR: VOSS JOHN W JR & MELI						
GRANTEE: VOXX JOSHUA A & CHR						
0911/1075	12/15/1999	WD	U	V	07	100
GRANTOR: HORNE ROY R JR						
GRANTEE: VOSS JOHN W JR & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S33 E11 FOP=[YR=2000] S3 E13 N3 W1 N3 W11 S3 W1$ E1 N3 E11 S3 E12 FGR=[YR=2000] S11 E25 N22 W10 N2 W6 S2 W9 S11$ N11 E9 N2 E6 S2 E10 N22$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2002	2002	3	30	3,570	
2	0812	CONCRETE C	0	100	0	0	3,911.00	SF	4.00	4.00	100	2000	2000	3	79	12,359	
3	0812	CONCRETE C	0	100	0	0	2,124.00	SF	4.00	4.00	100	2003	2003	3	83	7,052	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	29.75	29.75	100	2003	2003	3	32	3,427	

LAND DESCRIPTION

TOTAL OB/XF 26,408

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	000110	C	SFR RURAL	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