LOT 20
WILSON NECK PROPERTIES PB 4/60

MILLER JUSTIN
85311 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4645-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

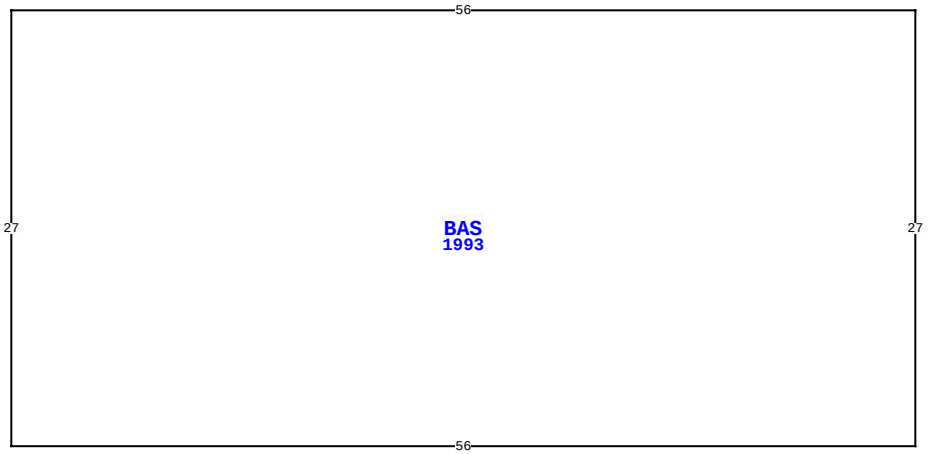
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	66,277
TOTALS	1,512		1,512	66,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	101.0000	70.70	106,898	1978	2008	0	0	0	38.00	62.00

1 M/H 93- – 100% - 2023 Heated Area: 1512 HX Base Yr 2023



85311 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		66,277
TOTAL MARKET OB/XF VALUE		2,941
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		149,218
SOH/AGL Deduction		0
ASSESSED VALUE		149,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,218
TOTAL JUST VALUE		149,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006553	CHNGE SRVC	0	01/01/2000
6250	REPAIR/RRF	7,950	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0460	9/27/2021	WD	Q	I	01	143,500
GRANTOR: SHEFFIELD WANDA DALE						
GRANTEE: MILLER JUSTIN						
2459/1657	4/27/2021	TD	U	I	11	100
GRANTOR: COOPER DOROTHY E REVO						
GRANTEE: SHEFFIELD WANDA DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

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	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1985	1985	3	20	800	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1985	1985	3	20	257	
5	0351	CARPORT MT	0	100	8	16	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	
6	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
7	0754	FOP	0	100	16	8	128.00	SF	15.00	15.00	100	1980	1980	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,941

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