LOT 23 PT OR 1415/1768
2007 CYPR DW/MH
WILSON NECK PROPERTIES PB 4/60

GODFREY ANDREW J &/AUSTIN CHALOW M GODFREY
85345 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4645-0023-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

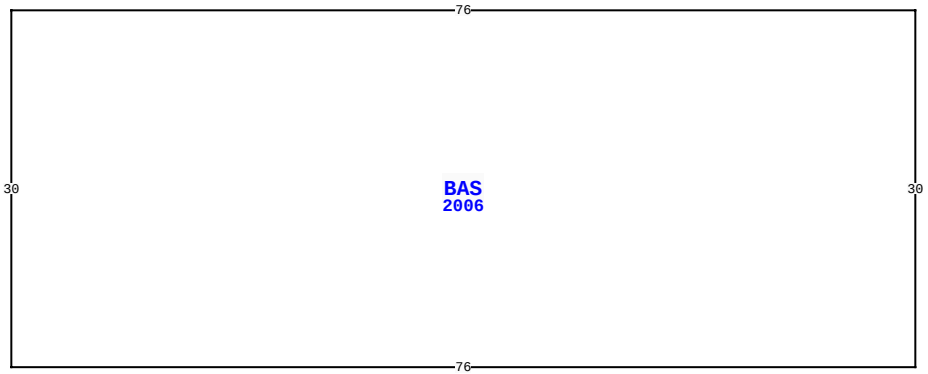
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	116,239
TOTALS	2,280		2,280	116,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	87.90	200,412	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2021 Heated Area: 2280 HX Base Yr 2021



85345 BLACKMON RD, YULEE

BLD DATE	04/04/2007	JM	LGL DATE	
XF DATE	04/04/2007	JM	LAND DATE	04/04/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,239
TOTAL MARKET OB/XF VALUE		4,496
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		200,735
SOH/AGL Deduction		47,823
ASSESSED VALUE		152,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,912
TOTAL JUST VALUE		200,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4817	MH MOVE-ON	0	09/19/2006
M12047	MECH OTHER	0	09/01/2006
P11413	OTHER	0	08/01/2006
E17614	ELEC OTHER	0	07/01/2006
M11765	MECH OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1415/1768	5/30/2006	WD	U	I	07	100
GRANTOR: GODFREY SANDRA A						
GRANTEE: GODFREY CHALOW M &						
1376/1252	12/27/2005	WD	U	I	01	100
GRANTOR: GODFREY SANDRA						
GRANTEE: GODFREY CHALOW M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76S30E76N30$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	17	14	238.00	SF	6.50	6.50	100	2006	2006	3	87	1,346	

LAND DESCRIPTION

TOTAL OB/XF 4,496

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	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