PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1950/596 &
OR 2026/1701

BLANTON BRUCE T
96192 LANG ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0340

BUILDING CHARACTERISTICS

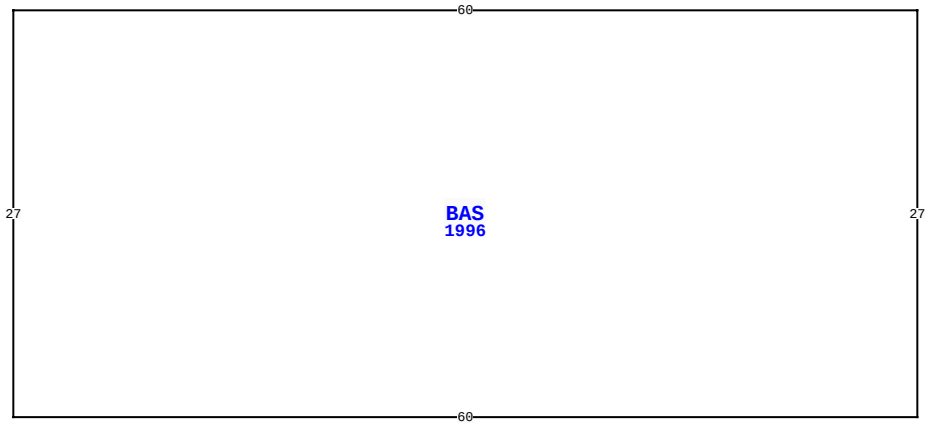
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	50,350
TOTALS	1,620		1,620	50,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	118.4000	88.80	143,856	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



96192 LANG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,350
TOTAL MARKET OB/XF VALUE		29,986
TOTAL LAND VALUE - MARKET		109,600
TOTAL MARKET VALUE		189,936
SOH/AGL Deduction		93,184
ASSESSED VALUE		96,752
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,752
TOTAL JUST VALUE		189,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906478	NEW FGR DOOR	1,747	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1701	2/02/2016	QC	U	I	11	100
GRANTOR: BLANTON BRANDON						
GRANTEE: BLANTON BRUCE						
1542/0917	12/26/2007	QC	U	I	06	45,400
GRANTOR: COMER MICHELLE &						
GRANTEE: BLANTON BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 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	1242	WD DECK A	0	100	10	9	90.00	SF	10.00	10.00	100	1996	1996	3	20	180	
2	1242	WD DECK A	0	100	16	30	480.00	SF	10.00	10.00	100	1996	1996	3	20	960	
3	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1996	1996	3	72	16,589	
4	0681	POLE SHED	0	100	24	9	216.00	SF	11.25	11.25	100	2010	2010	3	60	1,458	
5	0510	GARAGE WD-	0	100	28	22	616.00	SF	21.00	21.00	100	1980	1980	3	20	2,587	
6	0810	CONCRETE A	0	100	15	30	450.00	SF	6.50	6.50	100	1987	1987	3	52	1,521	
7	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1996	1996	3	24	691	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 29,986

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		RMH	0.00	0.00	1.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	109,600							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 1.37 Total Land Value: 109,600 Market: 0 Agricultural: 0 Common: 109,600 PRINTED 08/06/2024 BY SYS