PT OF LOT 18 (S-1) & LOT 13
IN OR 2052/766
R583509 & R583510

LANDRUM EARL L
86244 BLADON ROAD
YULEE, FL 32097

**2024**

**52-3N-27-4890-0018-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

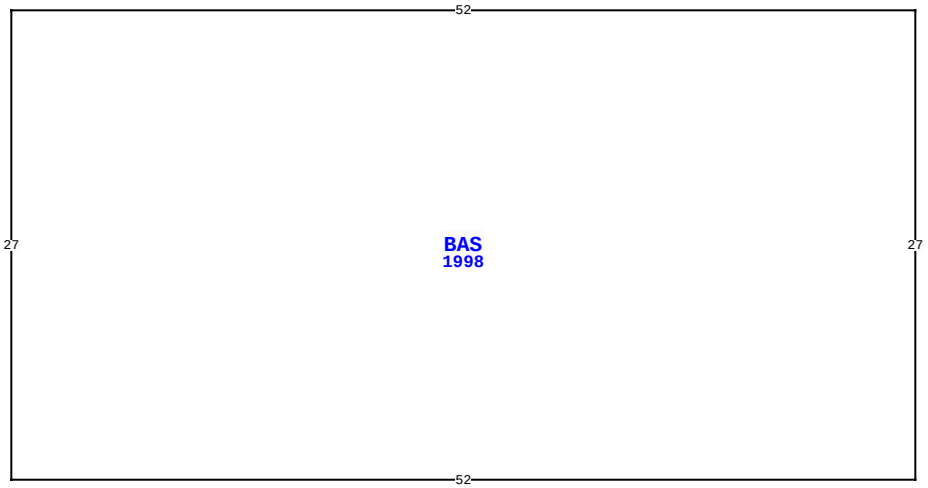
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 64,174 |
| TOTALS | 1,404 | | 1,404 | 64,174 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 117.2000 | 87.90 | 123,412 | 1998 | 2003 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 1998 Heated Area: 1404 HX Base Yr 1998




86244 BLADON 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 | | 64,174 |
| TOTAL MARKET OB/XF VALUE | | 2,419 |
| TOTAL LAND VALUE - MARKET | | 101,600 |
| TOTAL MARKET VALUE | | 168,193 |
| SOH/AGL Deduction | | 95,334 |
| ASSESSED VALUE | | 72,859 |
| TOTAL EXEMPTION VALUE | HX HB | 47,859 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 168,193 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1615318 | REPAIR/RRF | 7,000 | 09/30/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2052/0766 | 5/09/2016 | QC | U | I | 11 | 100 |
| GRANTOR: LANDRUM EARL L A/K/A | | | | | | |
| GRANTEE: LANDRUM EARL L | | | | | | |
| 1578/1994 | 7/30/2008 | QC | U | I | 06 | 100 |
| GRANTOR: FLOOD LOUISE OWENS | | | | | | |
| GRANTEE: LANDRUM EARL L JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W52 S27 E52 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 | 0751 | UOP | 0 | 100 | 18 | 24 | 432.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 56 | 2,419 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,419

| 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 | 000115 | C | SFR ACRES | 100 | 0007 | RM | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 101,600 | | | | | | | |

REVIEW DATE 03/24/2022 BY NWA Total Acres: 1.27 Total Land Value: 101,600 Market: 0 Agricultural: 0 Common: 101,600 PRINTED 08/06/2024 BY SYS