PT OF E1/2 OF SE1/4
2002 DW/MH GENERAL
IN OR 2014/1709

BLACKSHEAR JOHN D III
75227 BUFFALO ST
YULEE, FL 32097

2025

08-2N-27-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

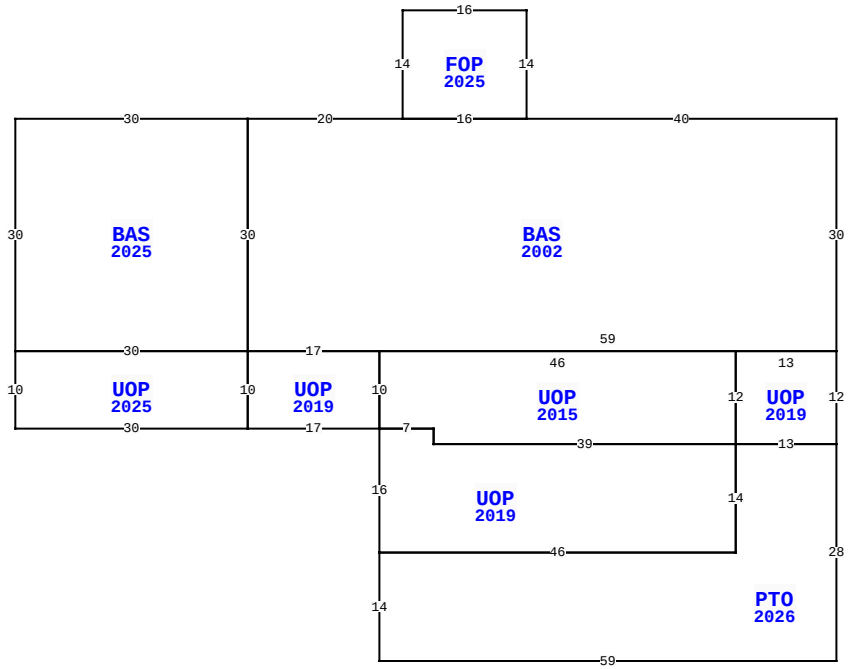
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2002	2,280	114,606
BAS	900	100	2025	900	45,239
FOP	224	30	2025	67	3,368
PTO	1,008	5	2026	50	2,513
UOP	538	25	2015	134	6,735
UOP	156	25	2019	39	1,960
UOP	170	25	2019	42	2,111
UOP	658	25	2019	164	8,244
UOP	300	25	2025	75	3,770
TOTALS	6,234			3,751	188,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,751	123.2000	104.72	392,805	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2016 Heated Area: 3180 HX Base Yr 2016



75227 BUFFALO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,546
TOTAL MARKET OB/XF VALUE		9,847
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		368,393
SOH/AGL Deduction		183,236
ASSESSED VALUE		185,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,435
TOTAL JUST VALUE		368,393
NCON VALUE		54,890
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0475670	CARPORT	6,390	08/01/2004
P025624	NEW BATH	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/1709	11/19/2015	QC	U	I	11	100
GRANTOR: KNIGHT JESSE & FREEDA						
GRANTEE: BLACKSHEAR JOHN D I						
1993/1128	7/27/2015	CT	U	I	18	101,700
GRANTOR: CLERK OF COURTS						
GRANTEE: KNIGHT JESSE & FREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W40 W16 W20 S30 E17 E59 N30 $
UOP=[YR=2019;ORIG=-59,40] S16 E46 N14 W39 N2 W7 $
UOP=[YR=2015;ORIG=-59,30] S10 E7 S2 E39 N12 W46 $
UOP=[YR=2019;ORIG=-76,30] S10 E17 N10 W17 $
UOP=[YR=2019;ORIG=-13,42] E13 N12 W13 S12 $
BAS=[YR=2025;ORIG=-76,0] W30 S30 E30 N30 $
UOP=[YR=2025;ORIG=-106,30] E30 S10 W30 N10 $
FOP=[YR=2025;ORIG=-40,0] W16 N14 E16 S14 $
PTO=[YR=2026;ORIG=-59,56] E46 N14 E13 S28 W59 N14 $
.

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	24	36	864.00	SF	21.00	21.00	100	1990	1990	3	20	3,629	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	100	2019	2019	3	97	3,243	

LAND DESCRIPTION

TOTAL OB/XF 9,847

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	000100	C	RES	100	0002	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS