

DUNCAN JAMES DAVID REVOCABLE TRUST
3001 CAMBERLY CIR
MELBOURNE, FL 32940-6638

43-2N-27-4620-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

1603WD FR STUC 100
GABLE/HIP 100

0104MINIMUM 100
PLYWOOD 100

1408CARPET 80

0803SHT VINYL 20
CENTRAL 100

0404AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1.01. 100
0 100

04DIST 01 100

03Quality Level 03

0200MOBILE HOME

MKT AREA04

4048.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,75810019931,75849,449

1758519931494,191

2705019931353,797

80551993441,238

2,2832,08658,675

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820022,086117.200093.76195,5831972197200070.0030.00

1 M/H 93- - 0% - 0Heated Area: 1907HX Base Yr

UST 1993USP 1993BAS 1993FEP 1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE58,675

TOTAL MARKET OB/XF VALUE6,000

TOTAL LAND VALUE - MARKET209,250

TOTAL MARKET VALUE273,925

SOH/AGL Deduction109,583

ASSESSED VALUE164,342

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE164,342

TOTAL JUST VALUE273,925

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE212,340

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSN CD SALE PRICE

1417/07406/05/2006WDQI01100

GRANTOR:DUNCAN DAVID J & NANC

GRANTEE:DUNCAN JAMES D REVO

1309/00754/12/2005WDQI1158,000

GRANTOR:WILLIAMS EVA M

GRANTEE:DUNCAN DAVID J & NA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=1993] W27 UST=[YR=1993] W8 S10 E8 N10\$ S10 E27 N10\$ S10 W35 S24 E37 FEP=[YR=1993] S7 E25 N7 W25\$ E25 N34\$.

EXTRA FEATURES

85116 BLACKMON RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10937WELL0001.00UT6,000.006,000.001001972197231006,000

LAND DESCRIPTIONTOTAL OB/XF6,000

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CRES MARSH00006OR0.000.001.55AC1.001.001.00135,000.00135,000.00209,250

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.55Total Land Value: 209,250Market: 0Agricultural: 0Common: 209,250PRINTED 07/30/2025 BY SYS