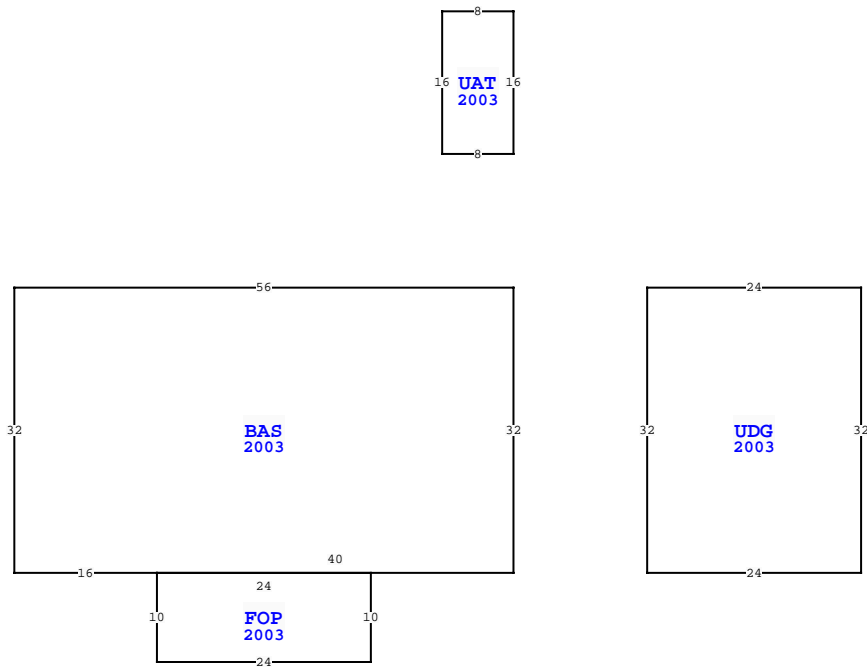




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,792	100	2003
FOP	240	30	2003
UAT	128	10	2003
UDG	768	55	2003
TOTALS	2,928		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2004		Heated Area: 1792					HX Base Yr 2004	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		230,353	
TOTAL MARKET OB/XF VALUE		19,240	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		334,593	
SOH/AGL Deduction		155,801	
ASSESSED VALUE		178,792	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		128,070	
TOTAL JUST VALUE		334,593	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413502	FOUNDATION	200	08/01/2004
B0310753	NEW CONSTR	149,877	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0514/0664	4/07/1987	WD Q	Q	V		13,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: RICHARDSON LOUISE A						
0513/0989	3/27/1987	WD U	U	V		8,000
GRANTOR: SMITH CHESTER & F E						
GRANTEE: SHEFFIELD WM ET AL						

EXTRA FEATURES																									
L N	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	42	12		10.00	10.00	100	2003	2003	3	20	1,008										
2	0940	SHEDS/PORT	0	100	12	8		30.00	30.00	100	2002	2002	3	20	576										
3	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2003	2003	3	86	1,720										
4	0812	CONCRETE C	0	100	0	0		4,800.00	4,800.00	100	2004	2004	3	83	15,936										
TOTALS															2,928		2,299	230,353							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
85589 BLACKMON RD, YULEE	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							