

LOT 12
IN OR 812/100
WILSON NECK PROPERTIES PB 4/60

TURNER DANIEL L & KAREN J
85197 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4645-0012-0000



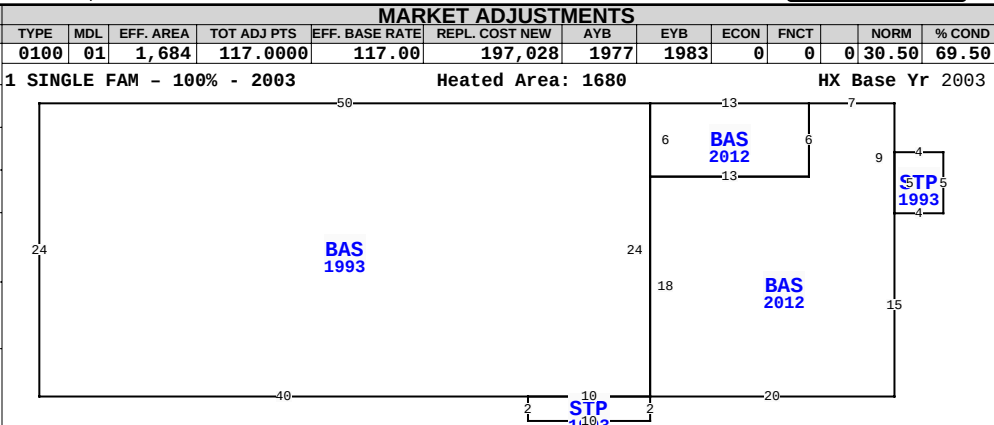
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	97,578
BAS	78	100	2012	78	6,343
BAS	402	100	2012	402	32,689
STP	20	10	1993	2	163
STP	20	10	1993	2	163
TOTALS	1,720			1,684	136,934

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	18	288.00	SF	4.36	4.36	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	
3	0680	POLE SHED	0	100	6	12	72.00	SF	5.90	5.90	
4	0511	GARAGE CB-	0	100	4	6	24.00	SF	16.00	16.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
1,624											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		136,934	
TOTAL MARKET OB/XF VALUE		1,624	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		223,558	
SOH/AGL Deduction		118,014	
ASSESSED VALUE		105,544	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		54,822	
TOTAL JUST VALUE		223,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2579	H/AC	1,950	05/26/1988
5113	NEW CONSTR	1,800	05/25/1988
3061	NEW CONSTR	1,650	05/23/1988
4902	NEW CONSTR	29,100	05/19/1988
5094	TEMP POLE	0	05/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0812/0100	10/31/1997	WD	Q	I		85,900	
GRANTOR: RODGERS JOHN R							
GRANTEE: TURNER DANIEL L & K							
0766/0124	7/23/1996	QC	Q	I	06	30,000	
GRANTOR: RODGERS LANA J							
GRANTEE: RODGERS JOHN R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W7 BAS=[YR=2012] W13 BAS=[YR=1993] W50 S24 E40STP=[YR=1993] S2 E10 N2 W10\$ E10 N24\$ S6 E13 N6 \$ S6 W13 S18 E20 N15 STP=[YR=1993] E4 N5 W4 S5\$ N9\$.											