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

LANDRUM EARL L
86244 BLADON ROAD
YULEE, FL 32097

2025

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

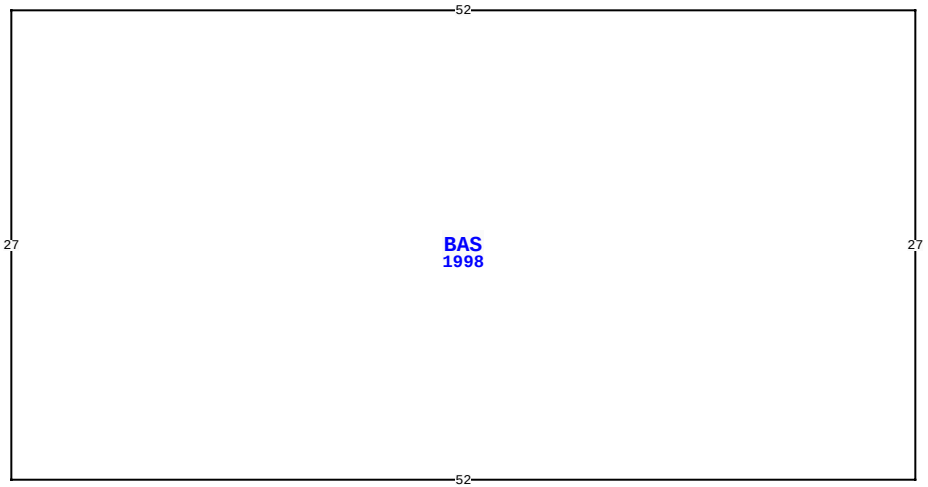
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1998	1,404	69,933
TOTALS	1,404			1,404	69,933

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	99.62	139,866	1998	2003	0	0	0	50.00	50.00

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	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,933
TOTAL MARKET OB/XF VALUE		2,246
TOTAL LAND VALUE - MARKET		107,950
TOTAL MARKET VALUE		180,129
SOH/AGL Deduction		105,157
ASSESSED VALUE		74,972
TOTAL EXEMPTION VALUE	HX HB	49,972
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		180,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,193

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	Q	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	52	2,246	

LAND DESCRIPTION

TOTAL OB/XF 2,246

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	0007	RM	0.00	0.00	1.27	AC		1.00	1.00	1.00	85,000.00	85,000.00	107,950							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 1.27 Total Land Value: 107,950 Market: 0 Agricultural: 0 Common: 107,950 PRINTED 07/30/2025 BY SYS