S 1/2 OF LOT 26 R 107231
IN OR 1968/216
FLOOD SURVEY UNR

RICHO EUGENE & MYRA E TRUST/RICHO EUGENE TRUSTEE
86062 BLADON RD
YULEE, FL 32097

**2025**

**52-3N-27-4890-0026-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

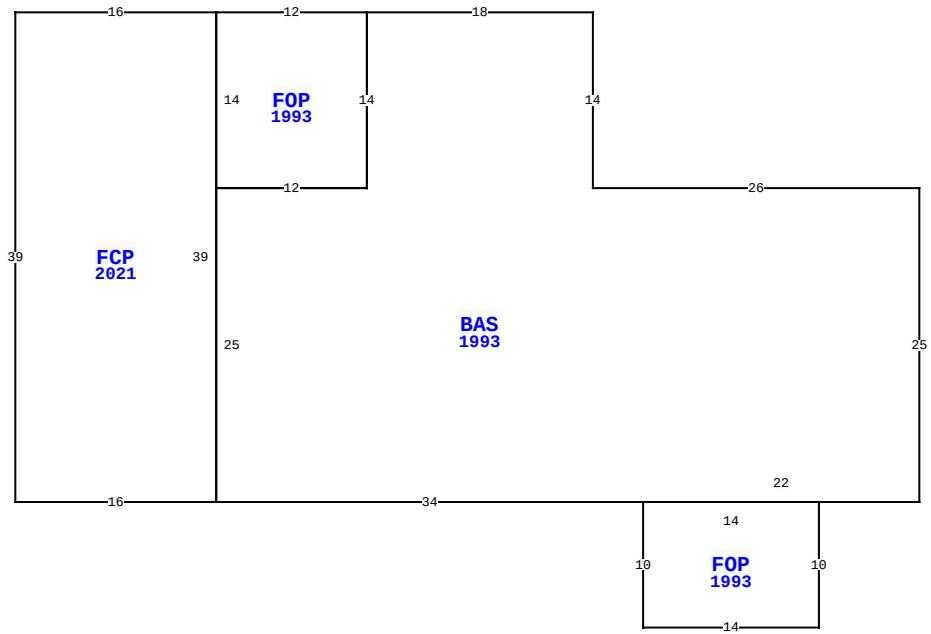
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 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 |
| 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 | 1,652 | 100 | 1993 | 1,652 | 45,199 |
| FCP | 624 | 25 | 2021 | 156 | 4,268 |
| FOP | 140 | 30 | 1993 | 42 | 1,149 |
| FOP | 168 | 30 | 1993 | 50 | 1,368 |
| TOTALS | 2,584 | | | 1,900 | 51,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,900 | 114.0000 | 91.20 | 173,280 | 1969 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1652 HX Base Yr 1982




86062 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 | | 51,984 |
| TOTAL MARKET OB/XF VALUE | | 3,629 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 115,613 |
| SOH/AGL Deduction | | 75,235 |
| ASSESSED VALUE | | 40,378 |
| TOTAL EXEMPTION VALUE | HX HB SX | 40,378 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 115,613 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 103,281 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M985430 | H/AC | 250 | 12/01/1998 |
| 6141 | ADDITION | 16,850 | 11/28/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1968/0216 | 2/04/2015 | WD | U | I | 11 | 100 |
| GRANTOR: RICHO EUGENE & MYRA | | | | | | |
| GRANTEE: RICHO EUGENE & MYRA | | | | | | |
| 0325/0614 | 11/01/1980 | WD | Q | V | | 6,700 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 N14 W18 FOP=[YR=1993] W12 FCP=[YR=2021] W16 S39 E16 N39$ S14 E12 N14 $ S14 W12 S25 E34 FOP=[YR=1993] S10 E14 N10 W14 $ E22 N25 $ .

## 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 | 0681 | POLE SHED | 0 | 100 | 8 | 16 | 128.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 384 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 832.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 75 | 3,245 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,629

| 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 | 125.00 | 180.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 03/24/2022 BY NWA Total Acres: 0.52 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS