

FRENCH FRANCIS N & ROBIN L
85196 BLACKMON ROAD
YULEE, FL 32097

43-2N-27-4620-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

05
03

AVERAGE 100
GABLE/HIP 100

Roof Cover
Interior Wall

12
05

MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

14
13

CARPET 60
LVT/LAMNT 40

Air Condition
Heating Type

03
04

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.
00

1. 100
0 100
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

1,796

100

1993

1,796

166,690

BAS

440

100

2012

440

40,837

FOP

20

30

1993

6

557

FSP

192

40

2016

77

7,147

UOP

192

20

2016

38

3,527

TOTALS

2,640

2,357

218,757

EXTRA FEATURES

85196 BLACKMON RD, YULEE

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

12 14

168.00

SF

10.00

10.00

100

2010

2010

3

35

588

2

0300

BOAT DCK W

0 100

24 12

288.00

SF

40.00

40.00

100

2010

2010

3

52

5,990

3

0940

SHEDS/PORT

0 100

12 12

144.00

SF

30.00

30.00

100

2012

2012

3

45

1,944

4

0940

SHEDS/PORT

0 100

24 12

288.00

SF

30.00

30.00

100

2012

2012

3

45

3,888

LAND DESCRIPTION

TOTAL OB/XF

12,410

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

000116

C

RES MARSH

100

0006

OR

0.00

0.00

1.04

AC

1.00

1.00

1.00

135,000.00

135,000.00

140,400

REVIEW DATE

02/09/2023

BY

NWA

Total Acres:

1.04

Total Land Value:

140,400

Market:

0

Agricultural:

0

Common:

140,400

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MARKET ADJUSTMENTS

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

0100

01

2,357

103.6840

108.87

256,607

1993

1995

0

0

14.75

85.25

1 SINGLE FAM

100%

- 0

Heated Area: 2236

HX Base Yr 1990

16

16

12

12

12

16

16

34

22

26

36

31

6

10

4

5

20

12

22

20

UOP

2016

FSP

2016

BAS

1993

FOP

1993

BAS

2012

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Ob/Xf Value

TOTAL MARKET OB/XF VALUETotal Land Value - Market

TOTAL MARKET VALUETOTAL LAND VALUE - MARKET

SOH/AGL DeductionASSESED VALUE

ASSESED VALUETOTAL EXEMPTION VALUEHX HB

BASE TAXABLE VALUETOTAL JUST VALUE

TOTAL JUST VALUENCON VALUE

INCOME VALUEPREVIOUS YEAR MKT VALUE

363,554

PERMIT NUMDESCRIPTIONAMTISSUED

R1614917MTL ROOF14,00003/01/2016

4316H/AC2,50008/12/1992

7372NEW CONSTR67,03507/06/1991

7999MH MOVE-ON1,00012/07/1989

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0944/01688/09/2000QC Q Q I 01100

GRANTOR: FRENCH FRANCIS N

GRANTEE: FRENCH FRANCIS N &

0838/03896/18/1998QC Q Q I 0642,100

GRANTOR: FRENCH LAUREL K F/K/A

GRANTEE: FRENCH FRANCIS N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=2016] N12 W16 UOP=[YR=2016] W16 S12 E16 N12\$ S12 E16\$ W34 S36 E31 FOP=[YR=1993] E5 BAS=[YR=2012] S12 E20 N22 W20 S10\$ N4 W5 S4\$ N4 E5 N6 E20 N26\$.