



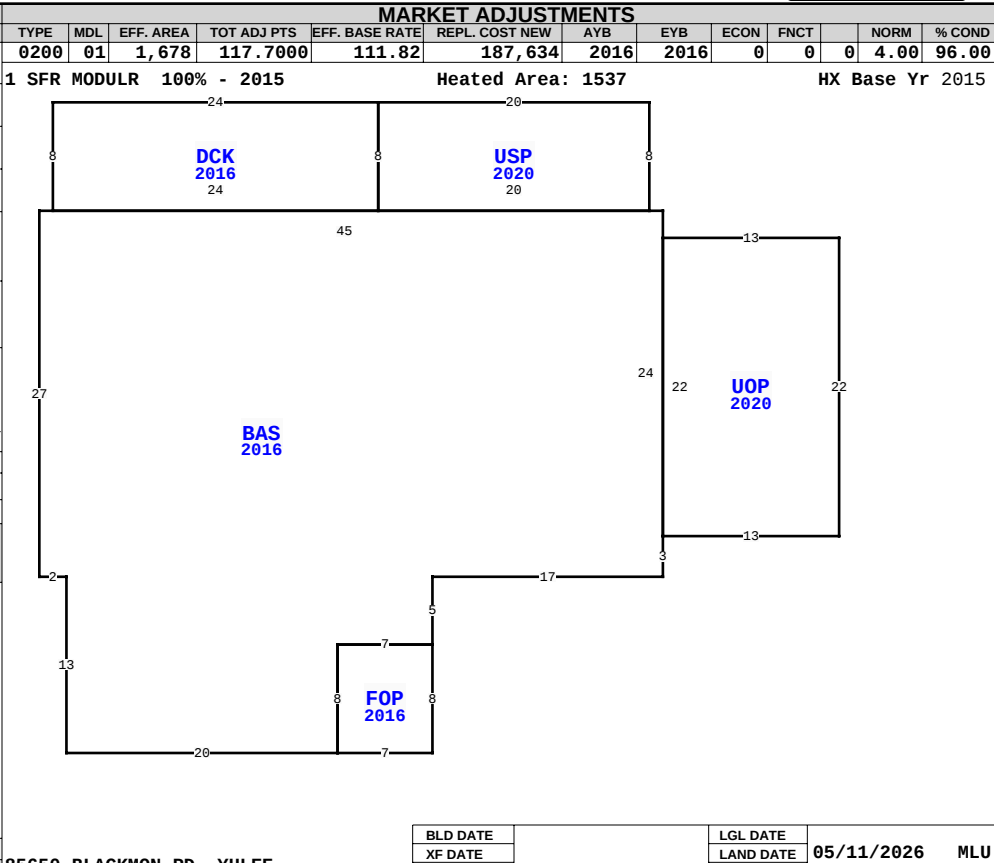
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,537	100	2016	1,537	164,992
DKC	192	10	2016	19	2,040
FOP	56	30	2016	17	1,825
UOP	286	20	2020	57	6,119
USP	160	30	2020	48	5,152

TOTALS	2,231			1,678	180,129
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	100	0	0			35.00
3	0500	FP-PRE FAB	0	100	0	0			3,500.00



TOTAL OB/XF									
BLD DATE		LGL DATE		05/11/2026	MLU				
XF DATE		LAND DATE							
INC DATE		AG DATE							

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	3.20
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	5.22

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					244,156				
TOTAL MARKET OB/XF VALUE					13,388				
TOTAL LAND VALUE - MARKET					434,610				
TOTAL MARKET VALUE					692,154				
SOH/AGL Deduction					387,911				
ASSESSED VALUE					304,243				
TOTAL EXEMPTION VALUE					HX HB DX 56,411				
BASE TAXABLE VALUE					247,832				
TOTAL JUST VALUE					692,154				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					682,265				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008077	DEMOLITION	2,000	06/21/2021
20003047	CAR PORT	8,114	05/15/2020
B1633345	CO ISSUED	0	01/03/2017
B1633345	MODULAR	0	11/01/2016
94-0676	NEW CONSTR	250	01/01/1994
4568	GARAGE	13,743	12/29/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	11/30/2023	CN	U	I	11	100			
GRANTOR: NOBLES JOSHUA									
GRANTEE: NOBLES JOSHUA L/E									
9999/9999	10/26/2020	CN	U	I	37	80,000			
GRANTOR: CORSINI TIMOTHY J & L									
GRANTEE: NOBLES JOSHUA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W1 USP=[YR=2020] N8 W20 DCK=[YR=2016] W24 S8E24 N8S8 E20S W45 S27 E2 S13 E20 FOP=[YR=2016] E7 N8 W7 S8S N8 E7 N5E17 N3 UOP=[YR=2020] E13 N22 W13 S22S N24S.									



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0100	01	819	91.0800	95.63	78,321	1981	1981	0	0	0	18.25	81.75	STANDARD											
Roof Structure		03	GABLE/HIP 100		3 SINGLE FAM 100% - 2015										Heated Area: 461					HX Base Yr 2015									
Roof Cover		01	MINIMUM 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		02	MIN PLYWD 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Bedrooms			1 100																										
Bathrooms			1 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
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																								
DCK	128	10	2006	13	1,016																								
SFB	576	80	2006	461	36,039																								
UGR	476	45	2006	214	16,730																								
UST	100	45	2006	45	3,518																								
UST	192	45	2006	86	6,723																								
TOTALS		1,472			819	64,027	85650 BLACKMON RD, YULEE										BLD DATE		LGL DATE		05/11/2026 MLU								
										XF DATE				LAND DATE															
										INC DATE				AG DATE															
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													