

TAYLOR BRIAN DANIEL
85614 BLACKMON RD
YULEE, FL 32097

43-2N-27-4621-0001-0180

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
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	1,782	100	1993	1,782	56,801
USP	576	50	1993	288	9,180
TOTALS	2,358			2,070	65,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,070	125.0000	106.25	219,938	1988	1993	0	0	70.00	30.00

1 M/H 93- 100% - 2023 Heated Area: 1782 HX Base Yr 2023

USP 1993

BAS 1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		82,179	
TOTAL MARKET OB/XF VALUE		2,767	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		174,946	
SOH/AGL Deduction		14,540	
ASSESSED VALUE		160,406	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		108,995	
TOTAL JUST VALUE		174,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,311	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1423	2/16/2022	WD	Q	I	01	165,000

GRANTOR: CONN JANELLE C &
GRANTEE: TAYLOR BRIAN DANIEL
2529/1312 1/11/2022 FJ U I 11 0
GRANTOR: KRONBACK RONALD J EST
GRANTEE: CONN JANELLE C & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=1993] N16 W36 S16 E36 \$ W50 S27 E66 N27 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1988	1988	3	60	2,100	
2	1241	WD DECK G	0	100	0	0	290.00	UT	11.50	100	1993	1993	3	20	667	

TOTAL OB/XF

2,767

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

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YULEE, FL 32097

2026

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