

HINTON DONNA M
85801 BLACKMON ROAD
YULEE, FL 32097

43-2N-27-4622-0006-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

2 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
04 DIST 01 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1993	1,362	115,688
FGR	286	55	1993	157	13,335
FOP	108	30	1993	32	2,718
FST	104	55	1993	57	4,841

TOTALS	1,860			1,608	136,583
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EXTRA FEATURES

MARKET ADJUSTMENTS

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

0100011,608113.2200118.88191,159198419840028.5571.45

1 SINGLE FAM100% - 2003Heated Area: 1362HX Base Yr 2003

The diagram shows a large rectangular lot divided into several sections. A central section is labeled 'BAS 1993'. To its left are two smaller sections labeled 'FST 1993' and 'FGR 1993'. Below the 'FST 1993' section is another small section labeled 'FOP 1993'. The lot is bounded by dimensions: 13 on the top, 8 on the right, 24 on the bottom, and 22 on the left. There are also internal dimensions like 13, 18, 6, and 31.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE136,583

TOTAL MARKET OB/XF VALUE986

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE227,569

SOH/AGL Deduction124,116

ASSESSED VALUE103,453

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE52,042

TOTAL JUST VALUE227,569

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE217,068

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1030/0030	1/08/2002	WD	Q	I		113,500

GRANTOR: BLACKWELL ROBERT F &
GRANTEE: HINTON DONNA M
0723/16782/13/1995WDQI83,000
GRANTOR: MCCARTHY JIMMY & DEBO
GRANTEE: BLACKWELL ROBT & BE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FST=[YR=1993] W13 S8 FGR=[YR=1993] S22 E13
FOP=[YR=1993] E18 N6 W18 S6\$ N22 W13\$ E13 N8\$ S24 E18 S6 E31
N30\$.

LAND DESCRIPTIONTOTAL OB/XF986

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS