

BLOCK 1 LOT 7
IN OR 562 PG 789
LOFTON BLUFF 2 PB 4/92 & 93

GIRGIS ROGER M SR & JOSEPHINE
85754 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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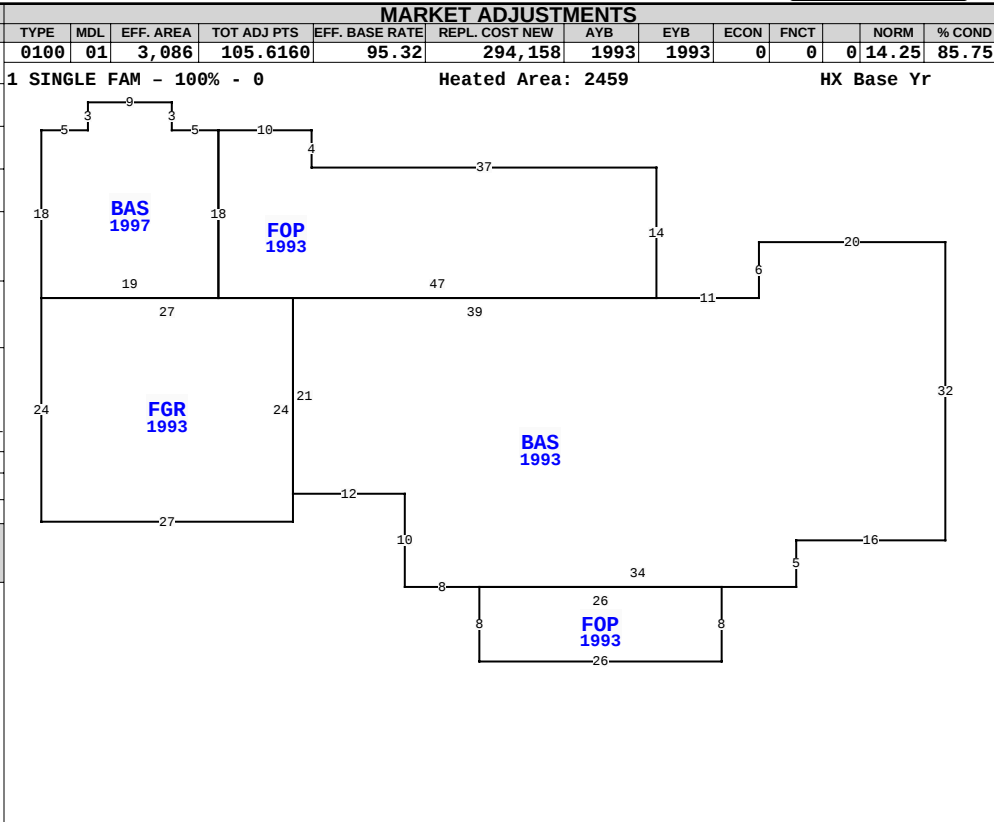
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	170,830
BAS	369	100	369	30,161
FGR	648	55	356	29,098
FOP	208	30	62	5,068
FOP	698	30	209	17,083

TOTALS	4,013		3,086	252,240
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	448.00	SF	40.00	40.00	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	100	0	0	5,416.00	SF	4.00	4.00	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	12	18	216.00	SF	20.10	20.10	
6	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	
7	0962	SKYLIGHT	0	100	0	0	3.00	UT	250.00	250.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		OR	0.00	0.00	100.00	FF	



85754 BLACKMON RD, YULEE

TOTAL OB/XF											
25,502											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,240	
TOTAL MARKET OB/XF VALUE		25,502	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		402,742	
SOH/AGL Deduction		174,888	
ASSESSED VALUE		227,854	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		177,854	
TOTAL JUST VALUE		402,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961706	ADDITION	0	09/01/1996
7975	NEW CONSTR	97,488	04/03/1992
8508	MH MOVE-ON	1,000	04/12/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0532/0935	12/08/1987	WD	U	I	
					SALE PRICE
					41,000
GRANTOR: STANFIELD P J & E					
GRANTEE: EZZELL JAMES & DORI					
0532/0933	12/08/1987	WD	Q	V	
					17,500
GRANTOR: PHILIPS ELISE ET AL					
GRANTEE: STANFIELD P J & E L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S6 W11 FOP=[YR=1993] N14 W37 N4 W10											
BAS=[YR=1997] W5 N3 W9 S3 W5 S18 FGR=[YR=1993] S24 E27											
N24W27\$ E19 N18\$ S18 E47\$ W39 S21 E12 S10 E8 FOP=[YR=1993] S8											
E26 N8 W26\$ E34 N5 E16 N32\$.											