

BLOCK 1 LOT 8
IN OR 1263/1003
LOFTON BLUFF 2 PB 4/92 & 93

WRIGHT RICHARD B JR & MARGARET
85740 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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
BUD8 Adjustme	04 DIST 01 100
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	3,025	100	3,025	355,925
FGR	629	55	346	40,711
FOP	78	30	23	2,706
FOP	446	30	134	15,766
FST	15	55	8	941

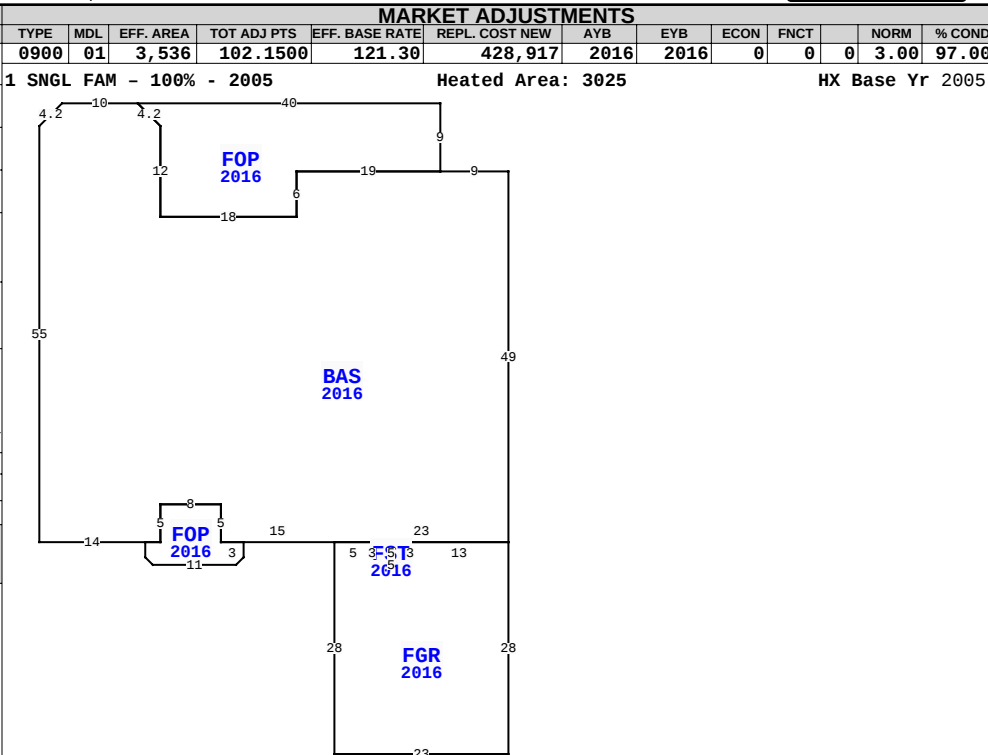
TOTALS	4,193	3,536	416,049
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	848.00	SF	3.64	3.64	100	1987	1987	3	54.5	1,682	
3	0812	CONCRETE C	0	100	0	0	2,958.00	SF	2.80	2.80	100	1994	1994	3	70	5,798	
4	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10	20.10	100	1990	1990	3	20	515	
5	0300	BOAT DCK W	0	100	0	0	280.00	SF	40.00	40.00	100	1990	1990	3	20	2,240	
6	0303	FLT DOCK W	0	100	8	10	80.00	SF	26.00	26.00	100	1990	1990	3	20	416	
8	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	1990	1990	3	20	108	
9	0300	BOAT DCK W	0	100	0	0	329.00	SF	40.00	40.00	100	2006	2006	3	48	6,317	
10	0350	CARPORT WD	0	100	22	12	264.00	SF	13.00	13.00	100	2006	2006	3	31	1,064	
11	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	1,240	
12	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	31	775	

LAND DESCRIPTION

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	000130	C	SFR WATER	100		OR	0.00	0.00	120.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	150,000							



85740 BLACKMON RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 20,155

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			416,049
TOTAL MARKET OB/XF VALUE			41,495
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			607,544
SOH/AGL Deduction			141,929
ASSESSED VALUE			465,615
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			415,615
TOTAL JUST VALUE			607,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003158	POOL ENCL (NO MEA	27,000	03/10/2023
22018327	SWIM POOL	92,310	12/13/2022
B1632708	CO ISSUED	0	01/06/2017
B1632708	NEW CONSTR	381,610	07/22/2016
B1631758	DEMOLITION	0	02/04/2016
3297	NEW CONSTR	35,060	04/14/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1263/1003	10/04/2004	WD	Q	I	
GRANTOR: KINARD L B & MERLE B					SALE PRICE
GRANTEE: WRIGHT RICHARD JR &					
0522/1221	7/23/1987	WD	Q	V	
GRANTOR: SHEFFIELD WM ET AL					21,500
GRANTEE: KINARD L B & MERLE					

BUILDING NOTES

BAS=[YR=2016] W9 FOP=[YR=2016] N9 W40 D3 R3 S12 E18 N6 E19\$ W19 S6 W18 N12 U3 L3 W10 D3 L3 S55 E14 FOP=[YR=2016] S2 D1 R1 E11 U1 R1 N2 W3 N5 W8 S5 W2\$ E2 N5 E8 S5 E15 FGR=[YR=2016] S28 E23 N28 W13 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E23 N49\$.

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