

BLOCK 1 LOT 40
IN OR 868/1695
LOFTON BLUFF #2 PB 4/92 & 93

SKIPPER THOMAS W & SHARON D
85520 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0400



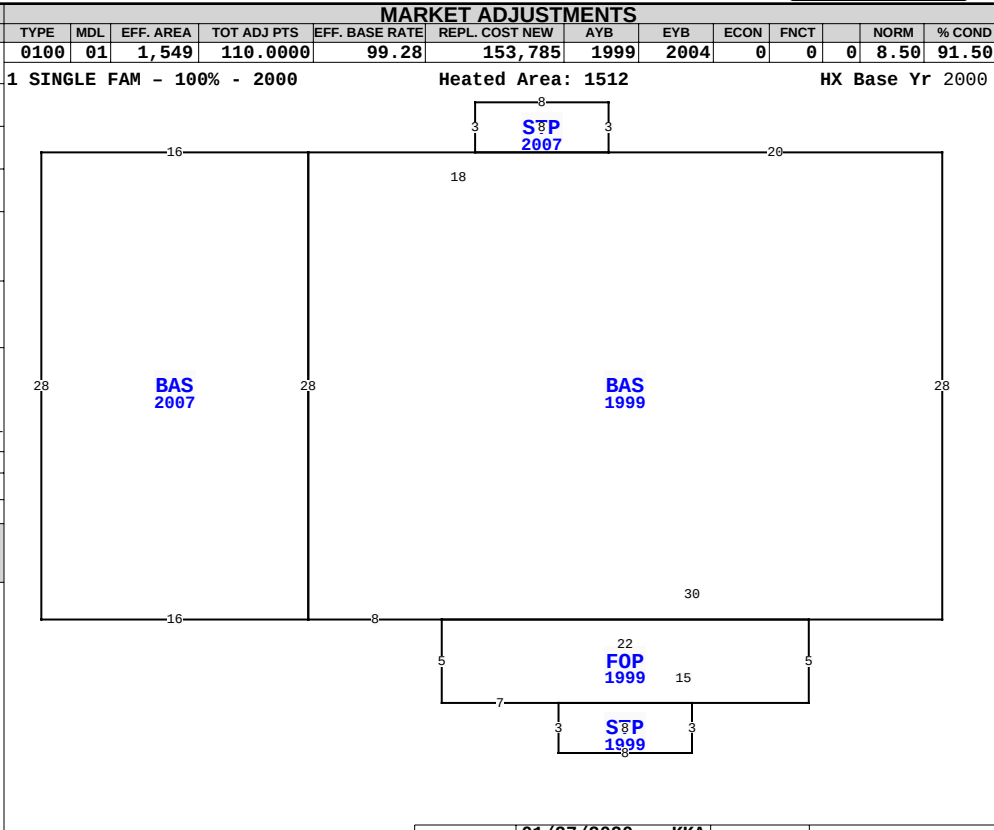
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	96,655
BAS	448	100	448	40,696
FOP	110	30	33	2,998
STP	24	10	2	182
STP	24	10	2	182
TOTALS	1,670		1,549	140,713

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
1	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	30.00	100	2004	2004	3	24
2	0940	SHEDS/PORT	0 100	13	13	169.00	SF	30.00	30.00	100	2004	2004	3	24

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
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.59	AC		1.00	1.00	1.00



BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	01/22/2020
INC DATE			AG DATE	

TOTAL OB/XF														
1,721														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					140,713				
TOTAL MARKET OB/XF VALUE					1,721				
TOTAL LAND VALUE - MARKET					159,000				
TOTAL MARKET VALUE					301,434				
SOH/AGL Deduction					161,338				
ASSESSED VALUE					140,096				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					90,096				
TOTAL JUST VALUE					301,434				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					277,076				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18128	ELEC OTHER	1,000	10/01/2006
R07441	REPAIR/RRF	2,500	04/01/2005
B995861	NEW CONSTR	62,900	03/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0868/1695	2/22/1999	QC	U	V	01	100	
GRANTOR: SKIPPER JAMES E & THO							
GRANTEE: SKIPPER THOMAS W &							
0814/0168	11/19/1997	QC	U	V	06	100	
GRANTOR: SKIPPER MARGARET J							
GRANTEE: SKIPPER THOMAS W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W20 STP=[YR=2007] N3 W8 S3 E8\$ W18									
BAS=[YR=2007] W16 S28 E16 N28\$ S28 E8 FOP=[YR=1999] S5 E7									
STP=[YR=1999] S3 E8 N3 W8\$ E15 N5 W22\$ E30 N28\$.									