BLOCK 1 LOT 3
IN OR 2236/901
LOFTON BLUFF 2 PB 4/92 & 93

STILL SUSAN & SHANE
85798 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4621-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

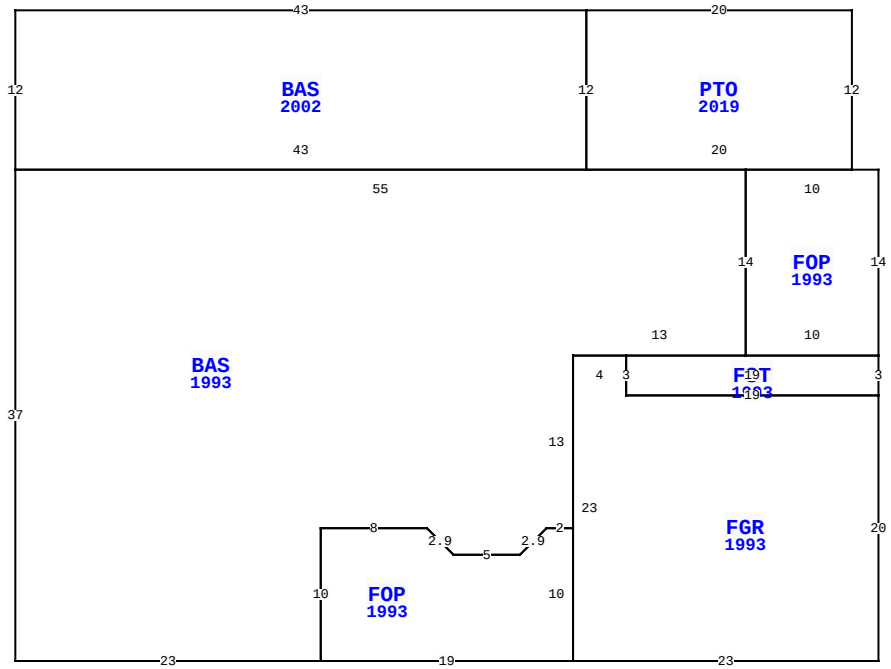
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,560	100	1,560	129,389
BAS	516	100	516	42,798
FGR	472	55	260	21,565
FOP	140	30	42	3,484
FOP	176	30	53	4,396
FST	57	55	31	2,571
PTO	240	5	12	995
TOTALS	3,161		2,474	205,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	115.1040	109.35	270,532	1986	1990	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2076 HX Base Yr 2019



85798 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,940
TOTAL MARKET OB/XF VALUE		37,363
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		574,303
SOH/AGL Deduction		219,272
ASSESSED VALUE		355,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,031
TOTAL JUST VALUE		574,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008464	REPAIR/RRF	7,000	11/14/2017
7860	XFOB	32,640	02/20/1992
6946	XFOB	11,550	01/17/1991
3264	N/A	35,000	03/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0901	11/14/2018	QC	U	I	11	100
GRANTOR: MURRAY W S						
GRANTEE: STILL SUSAN & SHANE						
0498/0291	9/01/1986	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W20 BAS=[YR=2002] W43 S12 BAS=[YR=1993] S37 E23 FOP=[YR=1993] E19 FGR=[YR=1993] E23 N20FST=[YR=1993] N3 FOP=[YR=1993] N14 W10 S14 E10$ W19 S3 E19 $ W19 N3 W4 S23 $ N10 W2 D2 L2 W5 L2 U2 W8 S10$ N10 E8 D2 R2 E5 R2 U2 E2 N13 E13 N14 W55$ E43 N12$ S12 E20 N12$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	47	18	846.00	SF	4.00	4.00	100	1986	1986	3	49.5	1,675	
2	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	1991	1991	3	62	3,263	
3	0861	POOL GUNIT	0	100	20	30	600.00	SF	85.00	85.00	100	1991	1991	3	20	10,200	
4	0300	BOAT DCK W	0	100	0	0	1,776.00	SF	40.00	40.00	100	1991	1991	3	20	14,208	
5	0812	CONCRETE C	0	100	0	0	2,161.00	SF	4.00	4.00	100	1992	1992	3	64	5,532	
6	0825	BRICK	0	100	27	4	108.00	SF	12.50	12.50	100	1996	1996	3	91	1,229	
7	0303	FLT DOCK W	0	100	23	7	161.00	SF	26.00	26.00	100	2002	2002	3	30	1,256	

LAND DESCRIPTION

TOTAL OB/XF 37,363

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	220.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	275,000							

REVIEW DATE 07/14/2024 BY KWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS

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IN OR 2236/901
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2024

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BUILDING CHARACTERISTICS

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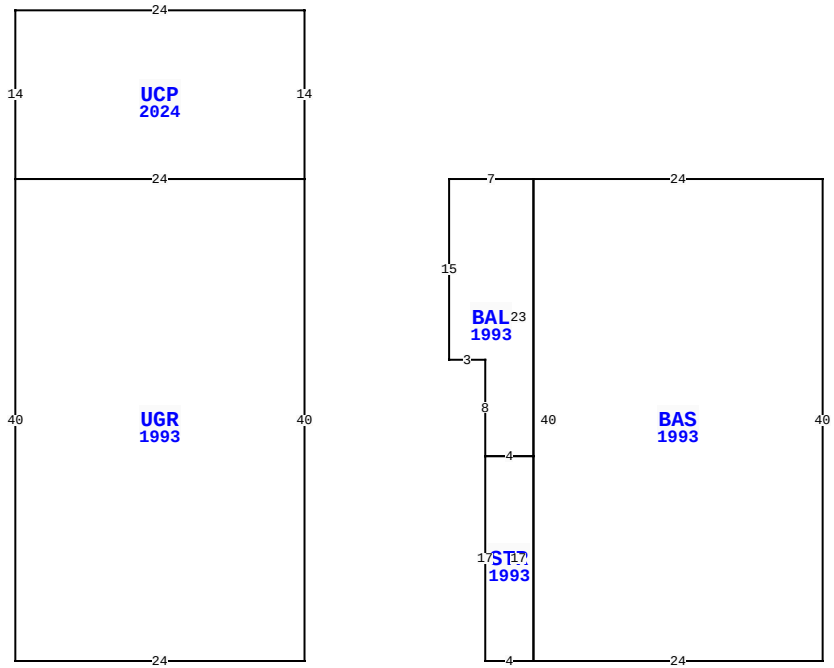
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	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
BAL	137	15	21	801
BAS	960	100	960	36,632
STR	68	10	7	267
UCP	336	20	67	2,557
UGR	960	45	432	16,485
TOTALS	2,461		1,487	56,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,487	87.7200	43.86	65,220	1992	1997	0	0	0	13.00	87.00

2 ACCESORY U – 100% - 2019 Heated Area: 960 HX Base Yr 2019



85798 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: MURRAY W S						
GRANTEE: STILL SUSAN & SHANE						
0498/0291	9/01/1986	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993;ORIG=3,0] W24 S40 E24 N40 $
BAS=[YR=1993;ORIG=22,0] E24 S40 W24 N40 $
BAL=[YR=1993;ORIG=15,0] E7 S23 W4 N8 W3 N15 $
STR=[YR=1993;ORIG=22,40] W4 N17 E4 S17 $
UCP=[YR=2024;ORIG=-21,0] E24 N14 W24 S14 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/14/2024 BY KWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS