

BLOCK 1 LOT 5 OR 566/1018
EX FPL ESMT OR 379 PG 465
LOFTON BLUFF 2 PB 4/92 & 93

CHENEY ANGELA C
85778 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
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
NEIGHBORHOOD/LOC	4048.00		

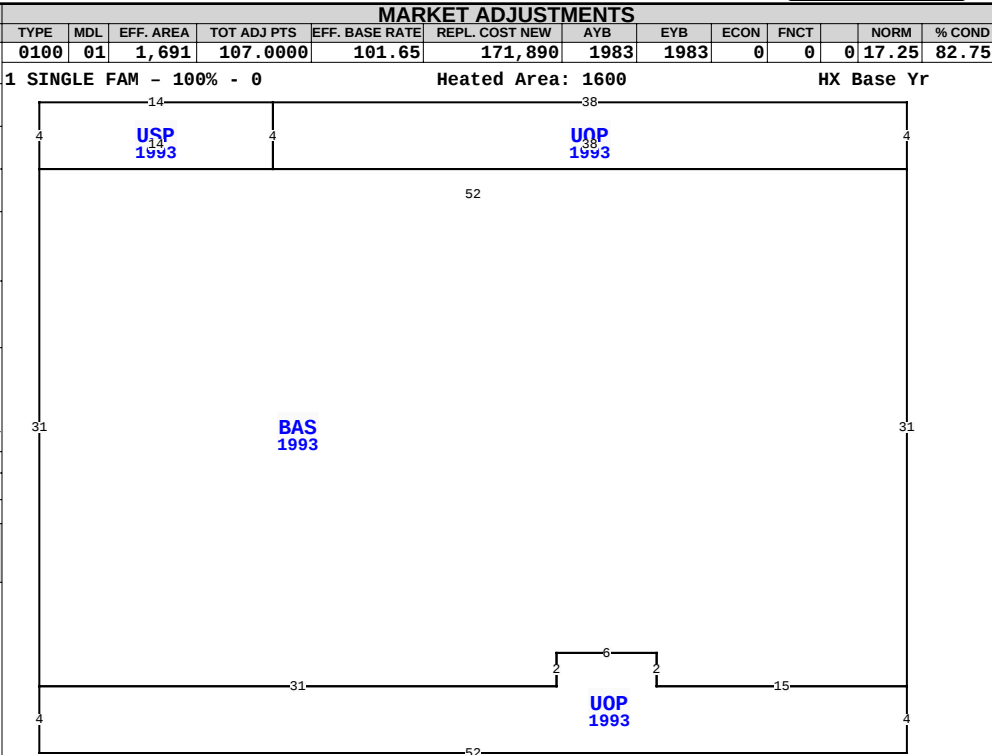
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	134,585
UOP	152	20	30	2,524
UOP	220	20	44	3,701
USP	56	30	17	1,430

TOTALS	2,028		1,691	142,239
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,500.00	5,500.00	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	
5	1242	WD DECK A	0	100	28	17	476.00	SF	10.00	10.00	
6	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	
7	1242	WD DECK A	0	100	9	8	72.00	SF	10.00	10.00	

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	

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85778 BLACKMON RD, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
9,068											

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		142,239	
TOTAL MARKET OB/XF VALUE		9,068	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		276,307	
SOH/AGL Deduction		149,916	
ASSESSED VALUE		126,391	
TOTAL EXEMPTION VALUE		HX HB WX DX	
BASE TAXABLE VALUE		66,391	
TOTAL JUST VALUE		276,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5775	GARAGE	8,976	05/31/1989
1505	NEW CONSTR	32,350	01/01/1983

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0566/1018	4/03/1989	WD	Q	I	
GRANTOR: COOKE SYLVIA K					SALE PRICE
GRANTEE: CHENEY ROBERT & A C					70,000
0373/0229	11/01/1982	WD	Q	V	
GRANTOR:					18,000
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W38 USP=[YR=1993] W14 S4 BAS=[YR=1993] S31											
UOP=[YR=1993] S4 E52 N4 W15 N2 W6 S2 W31\$ E31 N2 E6 S2 E15											
N31 W52\$ E14 N4\$ S4 E38 N4 \$.											