

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
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

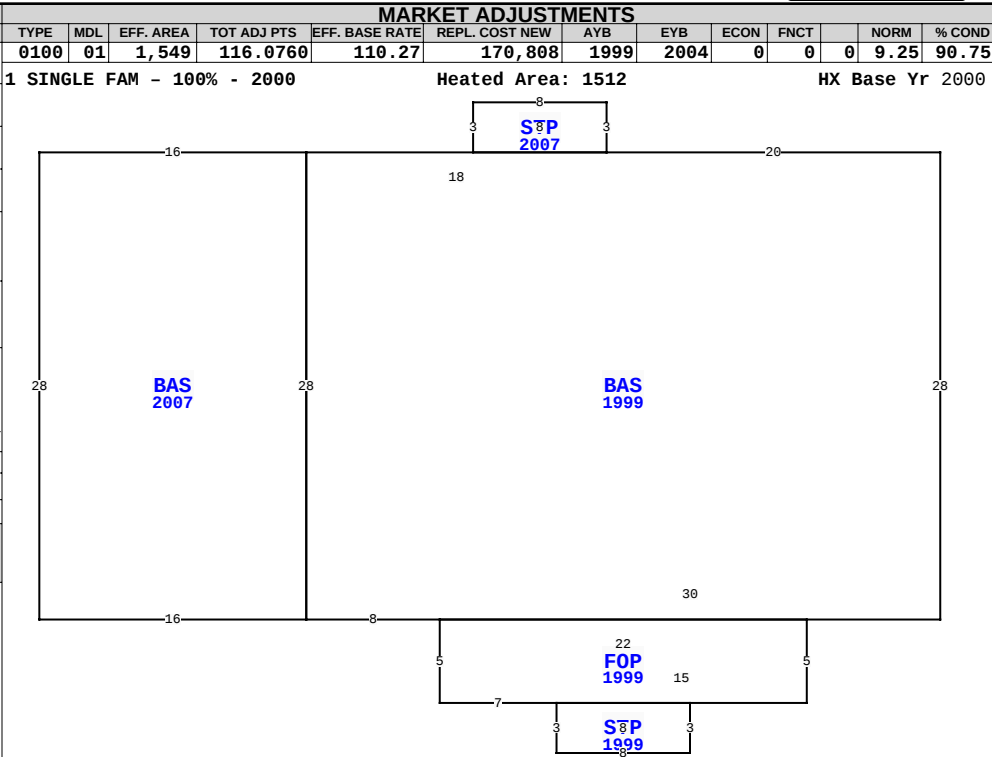
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	106,474
BAS	448	100	448	44,831
FOP	110	30	33	3,302
STP	24	10	2	201
STP	24	10	2	201

TOTALS	1,670		1,549	155,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	
2	0940	SHEDS/PORT	0 100	13	13	169.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000116	C	SFR MARSH	100		OR	0.00	0.00	



85520 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		155,008	
TOTAL MARKET OB/XF VALUE		1,577	
TOTAL LAND VALUE - MARKET		159,000	
TOTAL MARKET VALUE		315,585	
SOH/AGL Deduction		171,286	
ASSESSED VALUE		144,299	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		94,299	
TOTAL JUST VALUE		315,585	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004277	30'X60' STEEL GAR	105,915	04/15/2024
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									
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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000116	C	SFR MARSH	100		OR	0.00	0.00	