TRACT 8
IN OR 1177/830
LOFTON BLUFF SUB PB 4/57

FERM JOSEPH D
85052 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4620-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

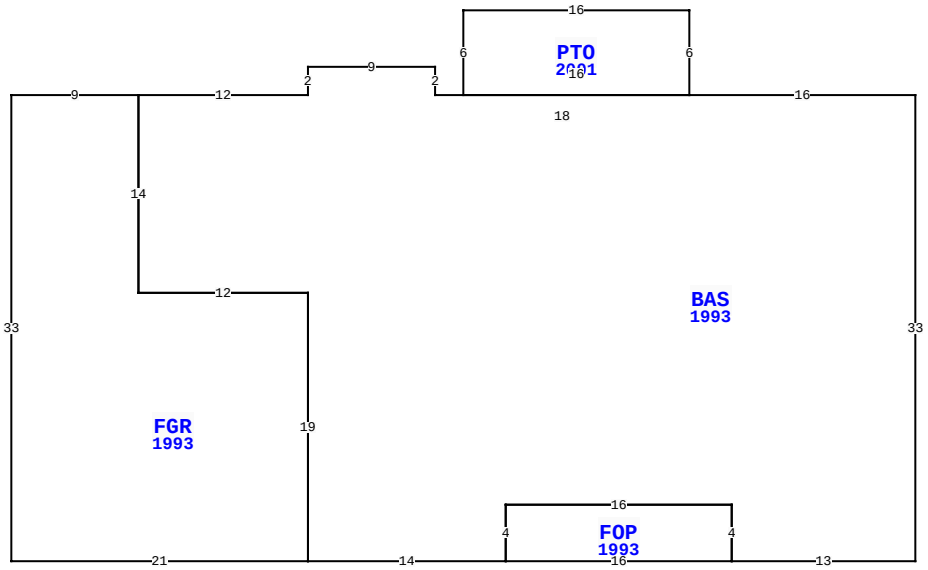
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	1993	1,541	128,026
FGR	525	55	1993	289	24,010
FOP	64	30	1993	19	1,579
PTO	96	5	2001	5	415
TOTALS	2,226			1,854	154,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	124.0000	124.00	229,896	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1541 HX Base Yr 2004



85052 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,030
TOTAL MARKET OB/XF VALUE		7,520
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		296,550
SOH/AGL Deduction		126,576
ASSESSED VALUE		169,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,252
TOTAL JUST VALUE		296,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313310	ROOF	6,700	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1177/0830	10/02/2003	WD	Q	I		150,500
GRANTOR: MYERS JOSEPH W & RITA						
GRANTEE: FERM JOSEPH D						
1041/1820	3/06/2002	WD	Q	I		150,000
GRANTOR: FULGHUM HEYWARD & TER						
GRANTEE: MEYERS JOSEPH W & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=2001] N6 W16 S6 E16$ W18 N2 W9 S2 W12 FGR=[YR=1993] W9 S33 E21 N19 W12 N14$ S14 E12 S19 E14 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E13 N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	1980	1980	3	30	1,030	
3	0200	BARN WD 0-	0	100	34	28	952.00	SF	20.00	20.00	100	1999	1999	3	26	4,950	

LAND DESCRIPTION

TOTAL OB/XF 7,520

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	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS