TRACT 9
IN OR 1578/1721 & 1723
IN OR 1579/1

VIETZE PAUL A
85058 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4620-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

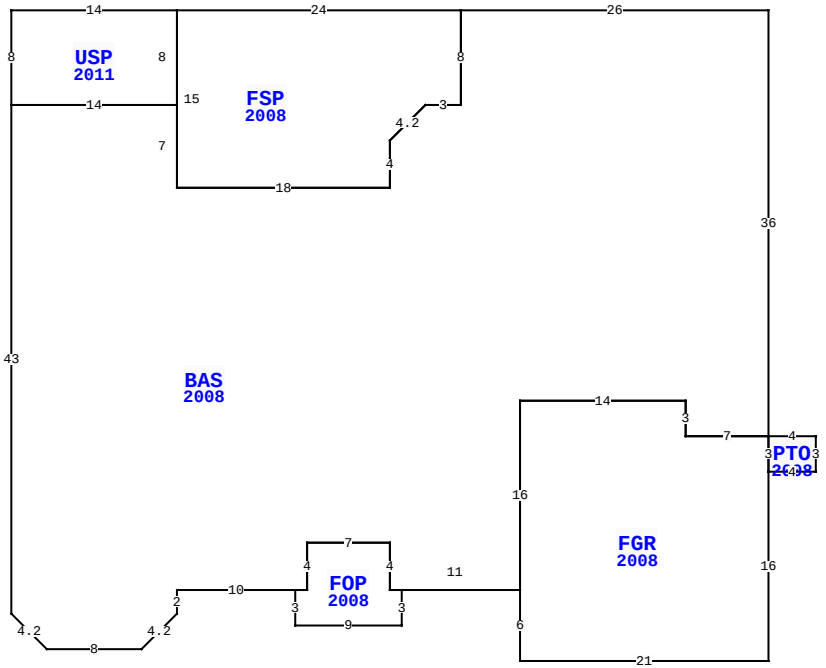
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2008	2,420	333,270
FGR	441	55	2008	243	33,465
FOP	55	30	2008	16	2,203
FSP	323	40	2008	129	17,765
PTO	12	5	2008	1	138
USP	112	30	2011	34	4,682
TOTALS	3,363			2,843	391,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,843	113.4000	149.69	425,569	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 2420 HX Base Yr 2009



85058 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,907
TOTAL MARKET OB/XF VALUE		50,754
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		605,061
SOH/AGL Deduction		392,764
ASSESSED VALUE		212,297
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,575
TOTAL JUST VALUE		605,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003153	SCRN ENCL	9,395	03/16/2021
20010407	SWIM POOL	43,980	10/28/2020
20004059	STG BLDG	50,715	07/23/2020
P13333	OTHER	0	07/01/2008
E20899	ELEC OTHER	7,000	06/01/2008
M13903	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1579/0001	7/30/2008	QC	Q	I	06	100
GRANTOR: MURRAY BRENDA L						
GRANTEE: VIETZE PAUL A						
1578/1723	7/29/2008	QC	Q	I	06	100
GRANTOR: MURRAY STEPHEN J						
GRANTEE: VIETZE PAUL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 FSP=[YR=2008] W24 USP=[YR=2011] W14 S8E14 N8$ S15 E18 N4 R3 U3 E3 N8$ S8 W3 D3 L3 S4 W18 N7 W14 S43 D3 R3 E8 R3 U3 N2 E10 FOP=[YR=2008] S3 E9 N3 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E11 FGR=[YR=2008] S6 E21 N16 PTO=[YR=2008] E4 N3 W4 S3$ N3 W7 N3 W14 S16$ N16 E14 S3 E7 N36$.

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	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00	40.00	100	1995	1995	3	20	1,536	
2	1242	WD DECK A	0	100	0	0	52.00	SF	10.00	10.00	100	1995	1995	3	20	104	
3	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2008	2008	3	88	3,203	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
5	0855	CONC PAVER	0	100	0	0	112.00	SF	10.00	10.00	100	2008	2008	3	88	986	
6	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2021	2021	3	93	23,715	
7	0911	SCRN RM A	0	100	32	25	800.00	SF	17.50	17.50	100	2021	2021	3	90	12,600	
8	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2021	2021	3	99	5,425	

LAND DESCRIPTION

TOTAL OB/XF 50,754

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	1.04	AC		1.00	1.00	1.00	135,000.00	135,000.00	140,400							

REVIEW DATE 08/12/2021 BY NW Total Acres: 1.04 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

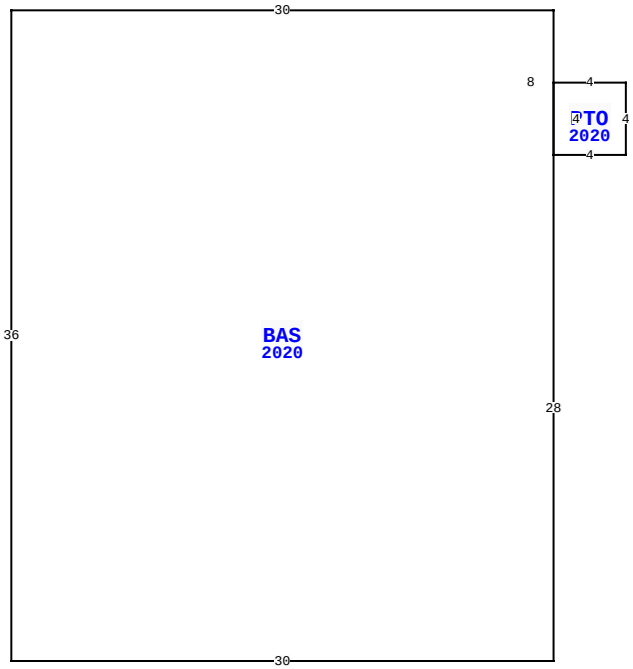
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2020	1,080	22,364
PTO	16	5	2020	1	21
TOTALS	1,096			1,081	22,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,081	58.3000	21.57	23,317	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2009 Heated Area: 1080 HX Base Yr 2009



85058 BLACKMON RD, YULEE

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XF DATE		LAND DATE	05/08/2025 MLU
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,575
TOTAL JUST VALUE		605,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13152	OTHER	0	04/01/2008
C21224	CO ISSUED	0	03/01/2008
R11122	REPAIR/RRF	5,000	03/01/2008
B21224	NEW CONSTR	214,830	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: MURRAY BRENDA L						
GRANTEE: VIETZE PAUL A						
1578/1723	7/29/2008	QC	Q	I	06	100
GRANTOR: MURRAY STEPHEN J						
GRANTEE: VIETZE PAUL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S36 E30 N28 PTO=[YR=2020] E4 N4 W4 S4$ N8 $.

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 08/12/2021 BY NW Total Acres: 1.04 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS