TRACT 10
IN OR 2049/1004
ESMT OR 288 PG 470

MUSIC CHERYL & JAMES K
85064 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4620-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

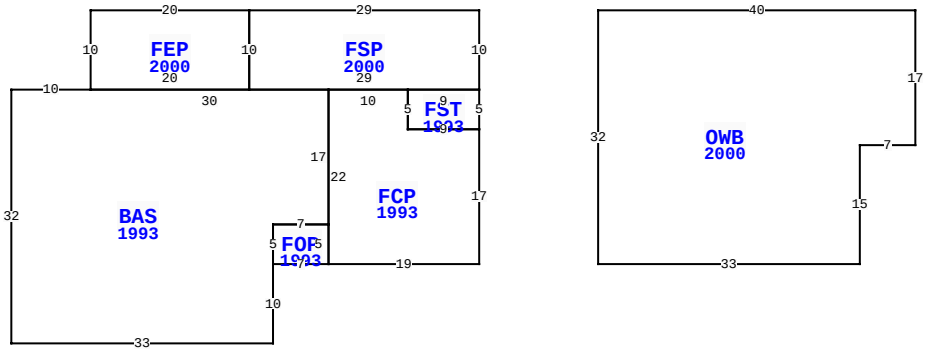
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,175	100	1993	1,175	93,438
FCP	373	25	1993	93	7,395
FEP	200	80	2000	160	12,723
FOP	35	30	1993	10	795
FSP	290	40	2000	116	9,224
FST	45	55	1993	25	1,988
OWB	1,175	120	2000	1,410	112,126
TOTALS	3,293			2,989	237,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,989	116.0900	116.09	346,993	1981	1981	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2585 HX Base Yr 2017



85064 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		237,690
TOTAL MARKET OB/XF VALUE		44,554
TOTAL LAND VALUE - MARKET		145,800
TOTAL MARKET VALUE		428,044
SOH/AGL Deduction		156,920
ASSESSED VALUE		271,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,402
TOTAL JUST VALUE		428,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009419	ADDITION	38,572	10/16/2017
7403	SWIM POOL	11,400	07/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1004	5/31/2016	WD	Q	I	01	290,000
GRANTOR: ESTEP VICTORIA R						
GRANTEE: MUSIC CHERYL & JAME						
0456/0140	5/01/1985	WD	Q	I		62,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W29 FEP=[YR=2000] W20 S10 BAS=[YR=1993] W10 S32 E33 N10 FOP=[YR=1993] E7 FCP=[YR=1993] E19 N17 FST=[YR=1993] N5 W9 S5 E9 $ W9 N5 W10 S22 $ N5 W7 S5 $ N5 E7 N17 W30 $ E20 N10 $ S10 E29 N10 $ PTR= E15 OWB=[YR=2000] E40 S17 W7 S15 W33 N32 $ W15 $.

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	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	1991	1991	3	59.5	905	
3	0811	CONCRETE B	0	100	78	22	1,716.00	SF	5.20	5.20	100	1985	1985	3	44	3,926	
4	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	1991	1991	3	20	6,664	
5	0911	SCRN RM A	0	100	20	40	800.00	SF	17.50	17.50	100	1991	1991	3	20	2,800	
6	0300	BOAT DCK W	0	100	16	14	60.00	SF	40.00	40.00	100	1996	1996	3	23	552	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	525.00	525.00	100	1996	1996	3	20	105	
8	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2017	2017	3	81	23,814	
9	0810	CONCRETE A	0	100	32	20	640.00	SF	6.50	6.50	100	2024	2023		100	4,160	

LAND DESCRIPTION

TOTAL OB/XF 44,554

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	1.08	AC		1.00	1.00	1.00	135,000.00	135,000.00	145,800							

REVIEW DATE 02/20/2024 BY NWA Total Acres: 1.08 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 07/30/2025 BY SYS