

TRACT 11
IN OR 2204/791
LOFTON BLUFF SUB PB 4/57

CARLISLE JOHN SR & JENNIFER R
85074 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4620-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	15	HARDTILE 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,664	100
FOP	192	30
FOP	560	30
PTO	168	5
TOTALS	2,584	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,898	120.3048	120.30	228,329	2000	2005	0	0	0 14.25	85.75	
1 SINGLE FAM - 100% - 2019 Heated Area: 1664 HX Base Yr 2019												
85074 BLACKMON RD, YULEE												
BLD DATE	02/26/2015					KK	LGL DATE	05/08/2025				
XF DATE							LAND DATE					
INC DATE							AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 3		4
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE				221,939		
TOTAL MARKET OB/XF VALUE				18,467		
TOTAL LAND VALUE - MARKET				147,150		
TOTAL MARKET VALUE				387,556		
SOH/AGL Deduction				132,094		
ASSESSED VALUE				255,462		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				204,740		
TOTAL JUST VALUE				387,556		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				340,697		
PERMIT NUM				DESCRIPTION		
230006623				30X48 POLE BARN		
22009075				ADDITION		
B018807				GARAGE		
P04207				NEW CONSTR		
SALES DATA						
OFF RECORD Number				DATE		TYPE INST
2204/0791				6/15/2018		WD Q
GRANTOR: AKERS LINDA M & WILLI				GRANTEE: CARLISLE JOHN SR &		
2114/1995				4/14/2017		QC U
GRANTOR: AKERS LINDA M F/K/A L				GRANTEE: AKERS LINDA M & WIL		
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000;ORIG=0,0] W52 S32 E52 N32 \$						
FOP=[YR=2000;ORIG=-52,32] S6 E32 N6 W32 \$						
FOP=[YR=2024;ORIG=-10,0] W40 N14 E40 S14 \$						
PTO=[YR=2024;ORIG=-24,-14] W14 N12 E14 S12 \$						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	0	0	37.00	SF	6.50	6.50	100	2000	2000
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
3	0855	CONC PAVER	0 100	0	0	153.00	SF	10.00	10.00	100	2024	2023
4	1243	WD DECK F	0 100	0	0	1,022.00	SF	8.00	8.00	100	2024	2023
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024	2023
6	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2024	2023

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.09	AC		1.00

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