TRACT 12
IN OR 249 PG 165
LOFTON BLUFF SUB PB 4/57

RASH CLAUDE G & GLENDA F
85084 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4620-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

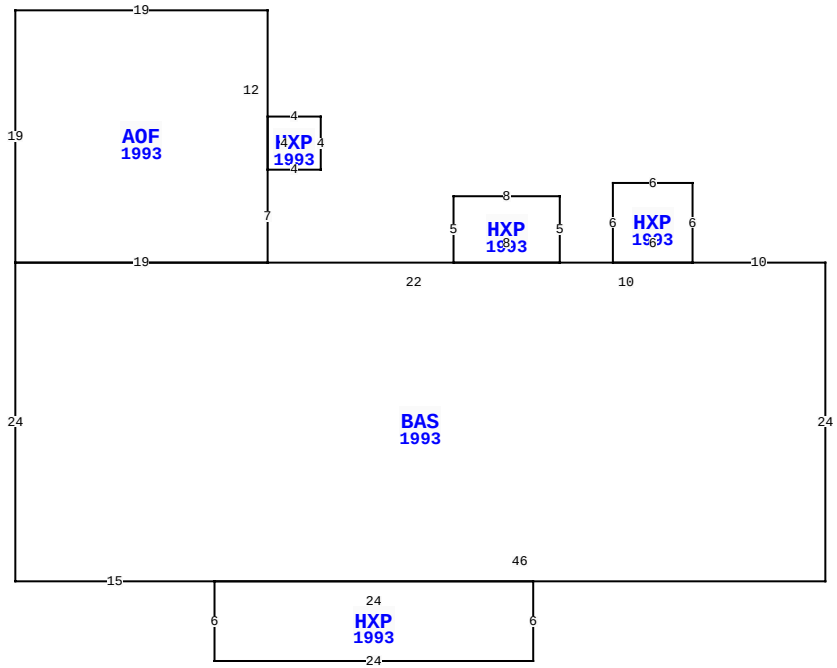
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	361	110	1993	397	34,408
BAS	1,464	100	1993	1,464	126,885
HXP	16	30	1993	5	433
HXP	36	30	1993	11	953
HXP	40	30	1993	12	1,040
HXP	144	30	1993	43	3,727
TOTALS	2,061			1,932	167,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	107.0000	107.00	206,724	1977	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1825 HX Base Yr 1978



85084 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		167,446
TOTAL MARKET OB/XF VALUE		3,030
TOTAL LAND VALUE - MARKET		144,450
TOTAL MARKET VALUE		314,926
SOH/AGL Deduction		195,074
ASSESSED VALUE		119,852
TOTAL EXEMPTION VALUE	HX HB SL	119,852
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0249/0165	9/01/1977	WD	U	I		46,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 HXP=[YR=1993] N6 W6 S6 E6 $ W10
HXP=[YR=1993] N5 W8 S5 E8 $ W22 AOF=[YR=1993] N7
HXP=[YR=1993] E4 N4 W4 S4 $ N12 W19 S19 E19 $ W19 S24 E15
HXP=[YR=1993] S6 E24 N6 W24 $ E46 N24 $.

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	0810	CONCRETE A	0	100	0	0	369.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,187	
2	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	1987	1987	3	20	1,344	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	1987	1987	3	20	499	

LAND DESCRIPTION

TOTAL OB/XF 3,030

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	135,000.00	135,000.00	144,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.07 Total Land Value: 144,450 Market: 0 Agricultural: 0 Common: 144,450 PRINTED 07/30/2025 BY SYS