TRACTS 13 & 14
LOFTON BLUFF SUB PB 4/57

HANEY PETER G/POLK EVA
85104 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4620-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

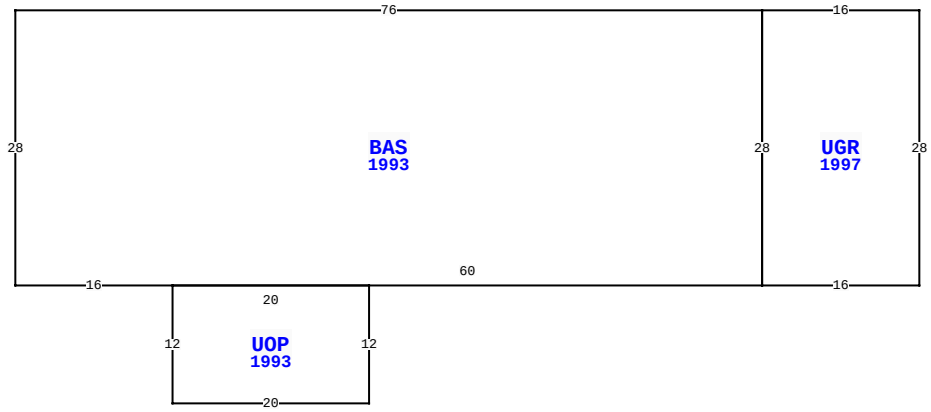
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	1993	2,128	60,265
UGR	448	45	1997	202	5,721
UOP	240	25	1993	60	1,699
TOTALS	2,816			2,390	67,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,390	118.0000	94.40	225,616	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2003 Heated Area: 2128 HX Base Yr 2003



85104 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		67,685
TOTAL MARKET OB/XF VALUE		18,844
TOTAL LAND VALUE - MARKET		284,850
TOTAL MARKET VALUE		371,379
SOH/AGL Deduction		213,786
ASSESSED VALUE		157,593
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		106,871
TOTAL JUST VALUE		371,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704116	ADDITION	7,446	07/01/1997
6476	XFOB	16,600	05/18/1990
4548	ADDITION	2,040	12/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/214	2/28/2025	QC	U	I	11	100
GRANTOR: HANEY PETER G						
GRANTEE: HANEY PETER G						
1049/0475	4/11/2002	WD	Q	I		155,800
GRANTOR: WILSON STEPHEN M & SA						
GRANTEE: HANEY PETER G & EVA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1997] W16 BAS=[YR=1993] W76 S28 E16 UOP=[YR=1993] S12 E20 N12 W20$ E60 N28$ S28 E16 N28$.

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	0811	CONCRETE B	0	50	52	12	624.00	SF	5.20	5.20	100	1986	1986	3	47	1,525	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0510	GARAGE WD-	0	50	28	35	980.00	SF	35.00	35.00	100	1990	1990	3	20	6,860	
4	0940	SHEDS/PORT	0	50	6	8	48.00	SF	20.10	20.10	100	1990	1990	3	20	193	
5	0812	CONCRETE C	0	50	0	0	2,582.00	SF	4.00	4.00	100	1997	1997	3	72	7,436	
6	0351	CARPORT MT	0	50	20	20	400.00	SF	10.00	10.00	100	1997	1997	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 18,844

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	50	0006	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	135,000.00	135,000.00	284,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.11 Total Land Value: 284,850 Market: 0 Agricultural: 0 Common: 284,850 PRINTED 07/30/2025 BY SYS