TRACT 16
LOFTON BLUFF SUB PB 4/57

STRICKLAND EDWARD
85120 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4620-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

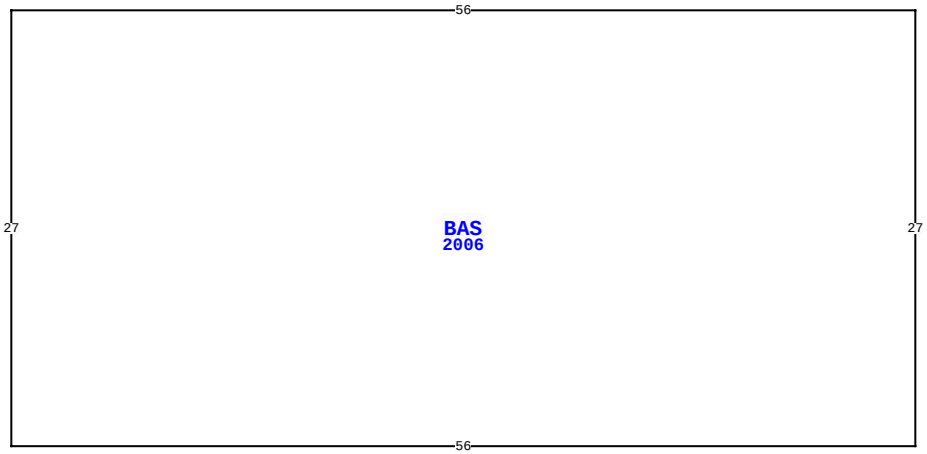
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	84,350
TOTALS	1,512			1,512	84,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



85120 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	84,350
TOTAL MARKET OB/XF VALUE	10,687
TOTAL LAND VALUE - MARKET	265,950
TOTAL MARKET VALUE	360,987
SOH/AGL Deduction	159,366
ASSESSED VALUE	201,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,621
TOTAL JUST VALUE	360,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4882	CO ISSUED	0	12/01/2006
MH064882	MH MOVE-ON	0	12/01/2006
E18553	ELEC OTHER	0	12/01/2006
M12325	MECH OTHER	0	12/01/2006
P11887	OTHER	0	12/01/2006
V9900040	OTHER	13,500	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/0273	12/12/2018	SW	U	I	12	175,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: STRICKLAND EDWARD						
2159/0907	11/27/2017	CT	U	I	18	58,400
GRANTOR: CLERK OF COURT						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E56 N27 $.

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	0	0	0	374.00	SF	6.50	6.50	100	1985	1985	3	44	1,070	
2	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	
3	0812	CONCRETE C	0	0	0	0	2,869.00	SF	4.00	4.00	100	2000	2000	3	77	8,837	

LAND DESCRIPTION

TOTAL OB/XF 10,687

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	0	0006	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	135,000.00	135,000.00	265,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.97 Total Land Value: 265,950 Market: 0 Agricultural: 0 Common: 265,950 PRINTED 07/30/2025 BY SYS