TRACT 17
LOFTON BLUFF SUB PB 4/57

REEVES WILLIAM SETH/RIDGELY STEPHANIE
85126 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4620-0017-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	02	Quality Level 02

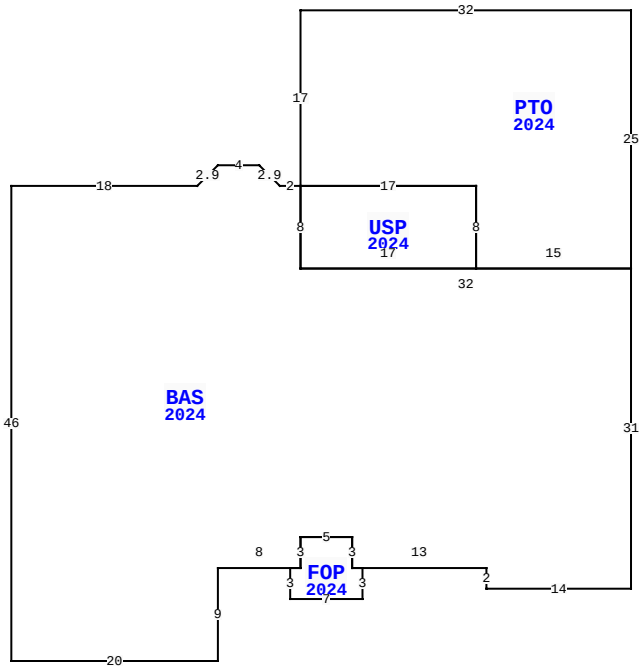
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2024	2,169	291,006
FOP	36	30	2024	11	1,476
PTO	664	5	2024	33	4,428
USP	136	30	2024	41	5,500
TOTALS	3,005			2,254	302,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	102.4100	135.18	304,696	2023	2023	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2024 Heated Area: 2169 HX Base Yr 2024



85126 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		302,411
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		442,811
SOH/AGL Deduction		145,574
ASSESSED VALUE		297,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,515
TOTAL JUST VALUE		442,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009648	17X8 SCRN ROOM	4,520	07/27/2023
230008482			06/30/2023
22017723	NEW CONSTR	359,563	12/01/2022
8202	MH MOVE-ON	25,000	06/07/1990
7972	MH MOVE-ON	3,000	11/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1011	4/08/2022	WD	U	V	30	40,000
GRANTOR: REEVES JEFFERY W & SH						
GRANTEE: REEVES WILLIAM S &						
1859/0633	5/31/2013	WD	Q	I	02	75,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: REEVES JEFFERY W &						

BUILDING NOTES

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	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E18 U2R2 E4 D2R2 E2 S8 E32 S31 W14 N2 W13 N3 W5 S3 W8 S9 W20 N46 $
USP=[YR=2024;ORIG=38,10] E17 S8 W17 N8 $
PTO=[YR=2024;ORIG=70,18] W15 N8 W17 N17 E32 S25 $
FOP=[YR=2024;ORIG=38,44] E5 S3 E1 S3 W7 N3 E1 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.04	AC		1.00	1.00	1.00	135,000.00	135,000.00	140,400							

REVIEW DATE 04/19/2023 BY NW Total Acres: 1.04 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS