TRACTS 19 & 20
IN OR 331/237, OR 594/754 &
OR 827/559

DAVIS MARY
85158 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4620-0019-0000

BUILDING CHARACTERISTICS

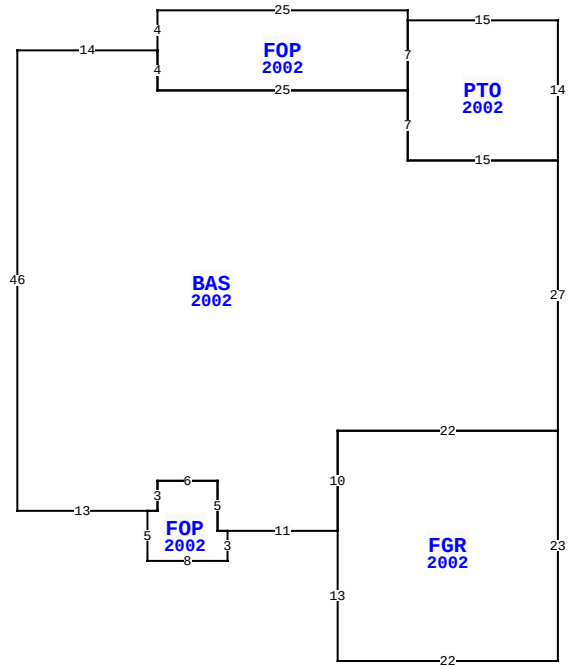
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	2,049	100	2002	2,049	227,705
FGR	506	55	2002	278	30,894
FOP	56	30	2002	17	1,890
FOP	200	30	2002	60	6,667
PTO	210	5	2002	10	1,111
TOTALS	3,021			2,414	268,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	100.8273	133.09	321,279	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 0 Heated Area: 2049 HX Base Yr



85158 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,268
TOTAL MARKET OB/XF VALUE		36,651
TOTAL LAND VALUE - MARKET		305,100
TOTAL MARKET VALUE		610,019
SOH/AGL Deduction		372,874
ASSESSED VALUE		237,145
TOTAL EXEMPTION VALUE	HX HB WX SL	237,145
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		610,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,837

GR/UT ALUMN (30X45) + GR/UT (24X14) + STRG SHED (2
16X16 WD DECK IS MARSH OBSERVATION AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001346	REPAIR/RRF	0	02/21/2020
B029606	NEW CONSTR	155,516	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/0559	3/24/1998	WD	U	I	10	12,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DAVIS CHARLES & MAR						
0822/0030	2/04/1998	WD	U	I	10	12,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DAVIS CHARLES & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-40,3] W14 S46 E13 E1 N3 E6 S5 E1 E11 N10 E22 N27 W15 N7 W25 N4 $
FGR=[YR=2002;ORIG=-22,51] S13 E22 N23 W22 S10 $
PTO=[YR=2002;ORIG=0,0] W15 S7 S7 E15 N14 $
FOP=[YR=2002;ORIG=-15,0] N1 W25 S4 S4 E25 N7 $
FOP=[YR=2002;ORIG=-41,49] S5 E8 N3 W1 N5 W6 S3 W1 $
.

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	0510	GARAGE WD-	0	100	30	45	1,350.00	SF	35.00	35.00	100	1990	1990	3	20	9,450	
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1984	1984	3	20	2,304	
3	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1984	1984	3	20	2,352	
4	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00	390.00	100	2003	2003	3	20	3,510	
5	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	1995	1995	3	68	3,182	
6	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00	4.00	100	2002	2002	3	80	4,579	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
8	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2003	2003	3	20	512	
9	0803	ASPHALT C	0	100	133	12	1,596.00	SF	2.00	2.00	100	2003	2003	3	50	1,596	
10	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2010	2010	3	56	4,368	

TOTAL OB/XF 34,828

LAND DESCRIPTION

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	0006	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	135,000.00	135,000.00	305,100							

REVIEW DATE 05/16/2024 BY KWA Total Acres: 2.26 Total Land Value: 305,100 Market: 0 Agricultural: 0 Common: 305,100 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

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
11	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	
12	0473	VF 3 RAIL	0	100	0	0	220.00	LF	7.50	7.50	100	2012	2012	3	81	1,337	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,823

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

REVIEW DATE 05/16/2024 BY KWA Total Acres: 2.26 Total Land Value: 305,100 Market: 0 Agricultural: 0 Common: 305,100 PRINTED 07/30/2025 BY SYS