TRACT 22
LOFTON BLUFF SUB PB 4/57

BILLINGS BRADFORD LEE & SHIRLENE
85188 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4620-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

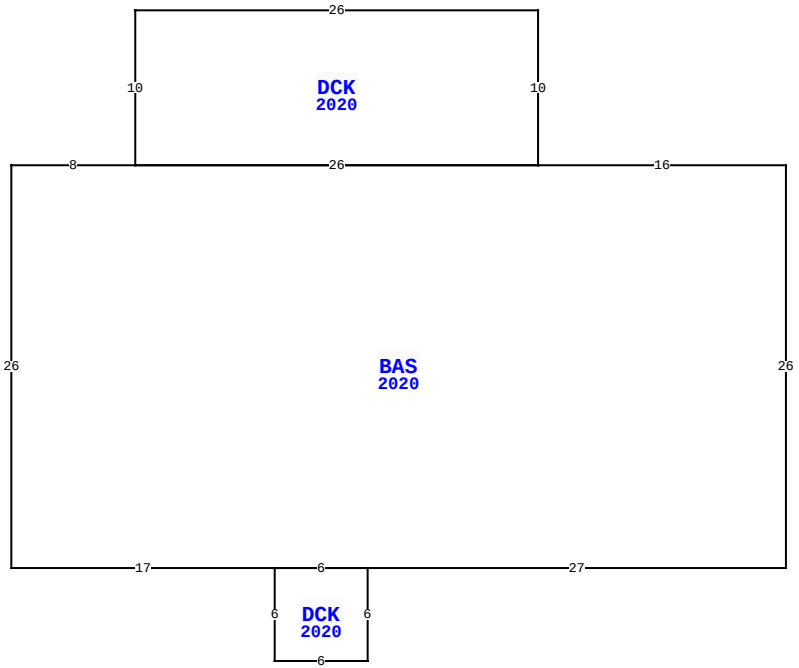
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2020	1,300	121,771
DCK	36	15	2020	5	468
DCK	260	15	2020	39	3,653
TOTALS	1,596			1,344	125,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.0000	98.60	132,518	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 0% - 0 Heated Area: 1300 HX Base Yr



85188 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	125,892
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,450
TOTAL MARKET VALUE	270,342
SOH/AGL Deduction	52,672
ASSESSED VALUE	217,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,670
TOTAL JUST VALUE	270,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,420

RP: 12799961 & 12799962
DW/MH/ID: N115124(A/B) __ NOBILITY 2020 (2021)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001884	CO ISSUED	0	03/02/2020
2000968	MH MOVE-ON	0	02/03/2020
MH982323	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/825	5/28/2025	WD	Q	I	01	312,000
GRANTOR: ANDREWS KATHERINE M &						
GRANTEE: BILLINGS BRADFORD L						
2297/1509	8/15/2019	WD	Q	I	01	120,000
GRANTOR: HOLLOWAY VERNON D						
GRANTEE: ANDREWS KATHERINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W16 W26 W8 S26 E17 E6 E27 N26 $
DCK=[YR=2020;ORIG=-16,0] N10 W26 S10 E26 $
DCK=[YR=2020;ORIG=-33,26] S6 E6 N6 W6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/28/2025 BY KWA Total Acres: 1.07 Total Land Value: 144,450 Market: 0 Agricultural: 0 Common: 144,450 PRINTED 07/30/2025 BY SYS