BLOCK 1 LOT 5 OR 566/1018
EX FPL ESMT OR 379 PG 465
LOFTON BLUFF 2 PB 4/92 & 93

CHENEY ANGELA C
85778 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

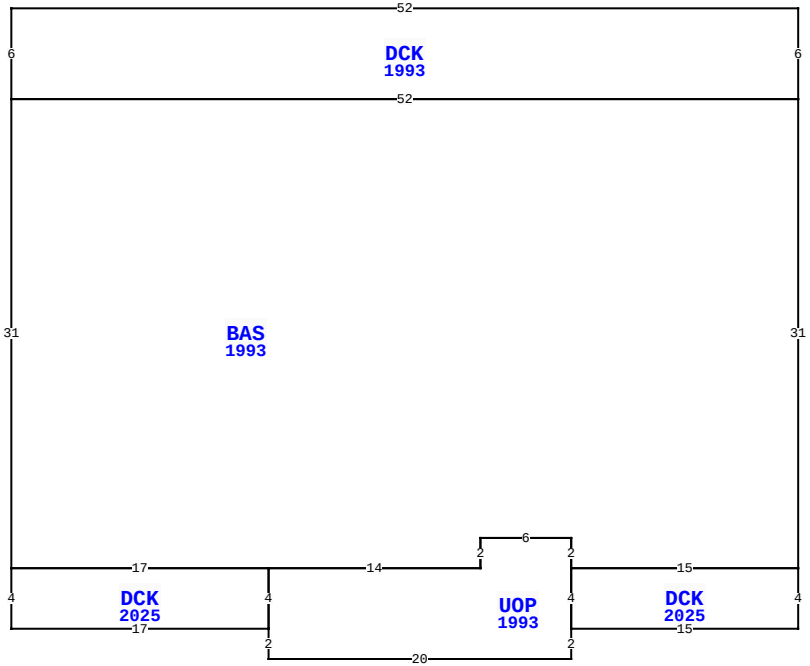
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	182,081
DCK	312	10	1993	31	3,528
DCK	60	10	2025	6	683
DCK	68	10	2025	7	797
UOP	132	20	1993	26	2,958
TOTALS	2,172			1,670	190,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,670	104.5000	137.94	230,360	1983	1983	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 0 Heated Area: 1600 HX Base Yr 1990



85778 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		190,047
TOTAL MARKET OB/XF VALUE		21,929
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		351,976
SOH/AGL Deduction		207,840
ASSESSED VALUE		144,136
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		83,414
TOTAL JUST VALUE		351,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5775	GARAGE	8,976	05/31/1989
1505	NEW CONSTR	32,350	01/01/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0566/1018	4/03/1989	WD	Q	I		70,000
GRANTOR: COOKE SYLVIA K						
GRANTEE: CHENEY ROBERT & A C						
0373/0229	11/01/1982	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1989	1989	3	20	3,696	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	1993	1993	3	20	1,100	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1993	1993	3	20	386	
6	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1997	1997	3	24	864	
8	0812	CONCRETE C	0	100	0	0	4,000.00	SF	4.00	4.00	100	2025	2008		88	14,080	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-52,4] S31 E17 E14 N2 E6 S2 E15 N31 W52 $
UOP=[YR=1993;ORIG=-35,35] S4 S2 E20 N2 N4 N2 W6 S2 W14 $
DCK=[YR=2025;ORIG=-35,35] W17 S4 E17 N4 $
DCK=[YR=2025;ORIG=-15,35] E15 S4 W15 N4 $
DCK=[YR=1993;ORIG=0,-2] W52 S6 E52 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,929

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	000131	C	RES CREEK	100		OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	140,000							

REVIEW DATE 01/02/2025 BY KWX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS