BLOCK 1 LOT 8
LOFTON BLUFF 2 PB 4/92 & 93

WRIGHT LIVING TRUST/WRIGHT RICHARD BRYAN JR CO-TRU
85740 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

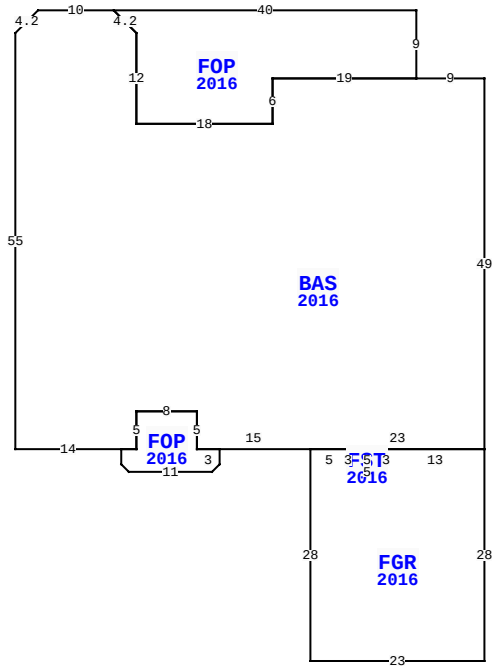
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,025	100	2016	3,025	468,706
FGR	629	55	2016	346	53,610
FOP	78	30	2016	23	3,564
FOP	446	30	2016	134	20,763
FST	15	55	2016	8	1,239
TOTALS	4,193			3,536	547,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,536	102.1500	161.40	570,710	2016	2016	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2005 Heated Area: 3025 HX Base Yr 2005



85740 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		547,882
TOTAL MARKET OB/XF VALUE		95,193
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		811,075
SOH/AGL Deduction		263,273
ASSESSED VALUE		547,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		497,080
TOTAL JUST VALUE		811,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003158	POOL ENCL (NO MEA	27,000	03/10/2023
22018327	SWIM POOL	92,310	12/13/2022
B1632708	CO ISSUED	0	01/06/2017
B1632708	NEW CONSTR	381,610	07/22/2016
B1631758	DEMOLITION	0	02/04/2016
3297	NEW CONSTR	35,060	04/14/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1731	2/12/2024	WD	U	I	11	100
GRANTOR: WRIGHT RICHARD B JR &						
GRANTEE: WRIGHT LIVING TRUST						
1263/1003	10/04/2004	WD	Q	I		405,000
GRANTOR: KINARD L B & MERLE B						
GRANTEE: WRIGHT RICHARD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W9 FOP=[YR=2016] N9 W40 D3 R3 S12 E18 N6 E19$ W19 S6 W18 N12 U3 L3 W10 D3 L3 S55 E14 FOP=[YR=2016] S2 D1 R1 E11 U1 R1 N2 W3 N5 W8 S5 W2$ E2 N5 E8 S5 E15 FGR=[YR=2016] S28 E23 N28 W13 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W5$ E23 N49$.

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	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,183	
2	0812	CONCRETE C	0	100	0	0	2,958.00	SF	4.00	4.00	100	1994	1994	3	66	7,809	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
4	0300	BOAT DCK W	0	100	0	0	280.00	SF	40.00	40.00	100	1990	1990	3	20	2,240	
5	0303	FLT DOCK W	0	100	8	10	80.00	SF	26.00	26.00	100	1990	1990	3	20	416	
6	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	1990	1990	3	20	108	
7	0300	BOAT DCK W	0	100	0	0	329.00	SF	40.00	40.00	100	2006	2006	3	40	5,264	
8	0350	CARPORT WD	0	100	22	12	264.00	SF	13.00	13.00	100	2006	2006	3	24	824	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	960	
10	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	24	600	

TOTAL OB/XF 21,172

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	000131	C	RES CREEK	100		OR	0.00	0.00	120.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	168,000							

REVIEW DATE 07/13/2023 BY NW Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 8
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1263/1003	10/04/2004	WD	Q	I		405,000
GRANTOR: KINARD L B & MERLE B						
GRANTEE: WRIGHT RICHARD JR &						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	1242	WD DECK A	0	100	0	0	444.00	SF	10.00	10.00	100	2008	2008	3	31	1,376	
12	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00	10.00	100	2010	2010	3	56	5,242	
13	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2016	2016	3	95	6,004	
14	0811	CONCRETE B	0	100	0	0	1,282.00	SF	5.20	5.20	100	2016	2016	3	95	6,333	
15	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
16	0861	POOL GUNIT	0	100	0	0	332.00	SF	85.00	85.00	100	2024	2023		98	27,656	
17	0911	SCRN RM A	0	100	22	42	924.00	SF	17.50	17.50	100	2024	2023		97	15,685	
18	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2024	2023		100	6,390	
19	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

TOTAL OB/XF 74,021

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

REVIEW DATE 07/13/2023 BY NW Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/30/2025 BY SYS