BLOCK 1 LOT 13 & S-2 OF LOT 12
IN OR 915/488
R235899 & R235900

HEAD LEONARD G JR & FRANKIE S
85682 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0130

BUILDING CHARACTERISTICS

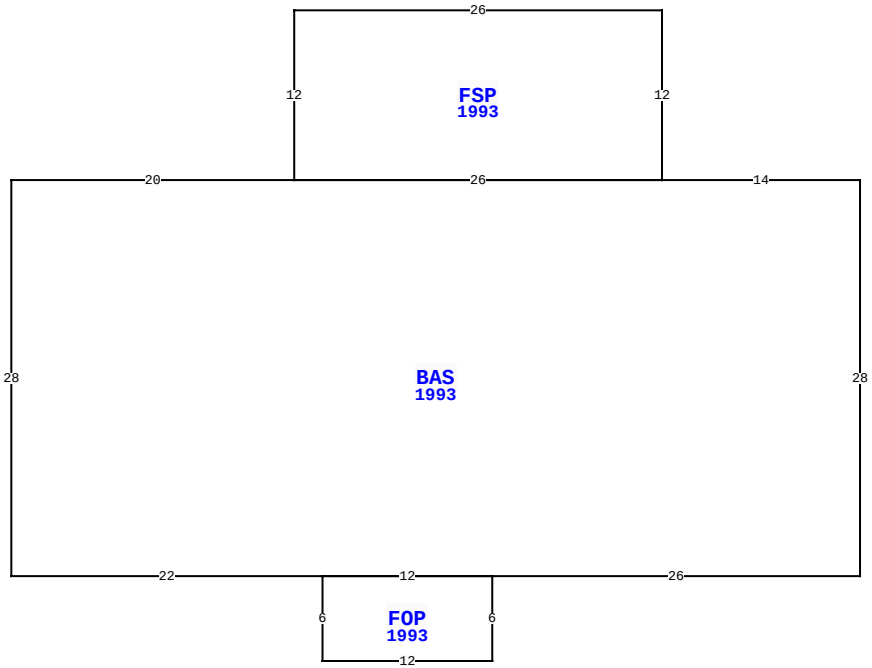
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,680	100	1993	1,680	44,030
FOP	72	30	1993	22	577
FSP	312	60	1993	187	4,901
TOTALS	2,064			1,889	49,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,889	109.2000	87.36	165,023	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1680 HX Base Yr 2001



85682 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		58,796
TOTAL MARKET OB/XF VALUE		61,024
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		511,820
SOH/AGL Deduction		324,802
ASSESSED VALUE		187,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,296
TOTAL JUST VALUE		511,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,583

RP: R235899 & R235900

DW/MH ID: KBGASN(A/B)87231007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970663	REPAIR/RRF	2,500	11/01/1997
5412	SWIM POOL	8,500	01/06/1989
3349	SWIM POOL	500	01/06/1989
3387	SWIM POOL	10,080	05/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/0488	1/13/2000	WD	Q	I		129,500

GRANTOR: GREGORY VERNER H JR &
GRANTEE: HEAD LEONARD JR & F

0726/0234	3/21/1995	QC	U	V	07	100

GRANTOR: DOWELL JOSEPH T & LOR
GRANTEE: GREGORY VERNER H JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W26 W20 S28 E22 E12 E26 N28 $
FSP=[YR=1993;ORIG=-14,0] N12 W26 S12 E26 $
FOP=[YR=1993;ORIG=-38,28] S6 E12 N6 W12 $
.

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	0803	ASPHALT C	0	100	156	9	1,404.00	SF	2.00	2.00	100	1987	1987	3	50	1,404	
2	0810	CONCRETE A	0	100	0	0	427.00	SF	6.50	6.50	100	1986	1986	3	47	1,304	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0911	SCRN RM A	0	100	24	40	960.00	SF	17.50	17.50	100	1987	1987	3	20	3,360	
5	0845	KOOL DECK	0	100	0	0	384.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,378	
6	0861	POOL GUNIT	0	100	17	28	476.00	SF	85.00	85.00	100	1987	1987	3	20	8,092	
7	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	1994	1994	3	66	5,280	
8	0300	BOAT DCK W	0	100	0	0	480.00	SF	40.00	40.00	100	1986	1986	3	20	3,840	
9	0754	FOP	0	100	4	16	64.00	SF	15.00	15.00	100	1990	1990	3	20	192	
10	0302	FLT DOCK C	0	100	8	10	80.00	SF	50.00	50.00	100	1986	1986	3	20	800	

TOTAL OB/XF 27,680

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	280.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	392,000							

REVIEW DATE 07/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 13 & S-2 OF LOT 12
IN OR 915/488
R235899 & R235900

HEAD LEONARD G JR & FRANKIE S
85682 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

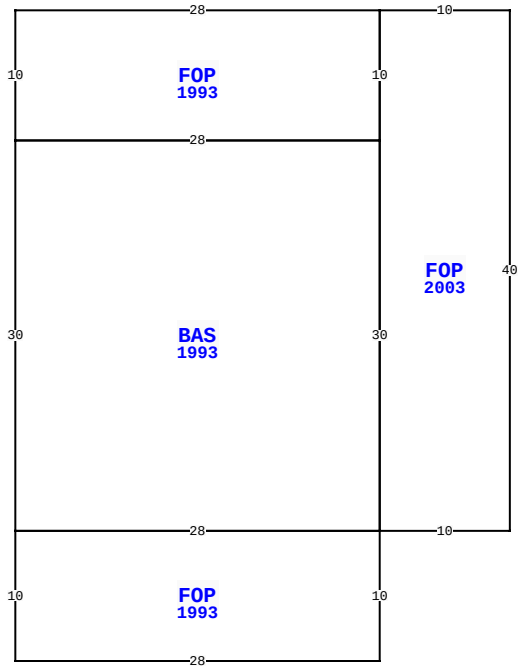
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	6,918
FOP	280	30	1993	84	692
FOP	280	30	1993	84	692
FOP	400	30	2003	120	988
TOTALS	1,800			1,128	9,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,128	44.5200	16.47	18,578	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2001 Heated Area: 840 HX Base Yr 2001



85682 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		511,820
SOH/AGL Deduction		324,802
ASSESSED VALUE		187,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,296
TOTAL JUST VALUE		511,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/0488	1/13/2000	WD	Q	I		129,500
GRANTOR: GREGORY VERNER H JR &						
GRANTEE: HEAD LEONARD JR & F						
0726/0234	3/21/1995	QC	U	V	07	100
GRANTOR: DOWELL JOSEPH T & LOR						
GRANTEE: GREGORY VERNER H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=2,0] W28 S30 E28 N30 $
FOP=[YR=2003;ORIG=12,-10] W10 S10 S30 E10 N40 $
FOP=[YR=1993;ORIG=-26,0] E28 N10 W28 S10 $
FOP=[YR=1993;ORIG=-26,30] S10 E28 N10 W28 $
.

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	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1986	1986	3	20	500	
12	0300	BOAT DCK W	0	100	0	0	1,000.00	SF	40.00	40.00	100	2003	2003	3	30	12,000	
13	0311	WD GANG WY	0	100	12	3	36.00	SF	45.00	45.00	100	2003	2003	3	20	324	
14	0303	FLT DOCK W	0	100	38	10	380.00	SF	26.00	26.00	100	2003	2003	3	30	2,964	
15	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2003	2003	3	30	7,056	
16	0351	CARPORT MT	0	100	30	50	1,500.00	SF	10.00	10.00	100	2003	2016	3	70	10,500	

LAND DESCRIPTION

TOTAL OB/XF 33,344

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 07/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 07/30/2025 BY SYS