BLOCK 1 LOTS 14 & 15
LOFTON BLUFF #2 PB 4/92 & 93

NOBLES JOSHUA L/E/
85650 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0150

BUILDING CHARACTERISTICS

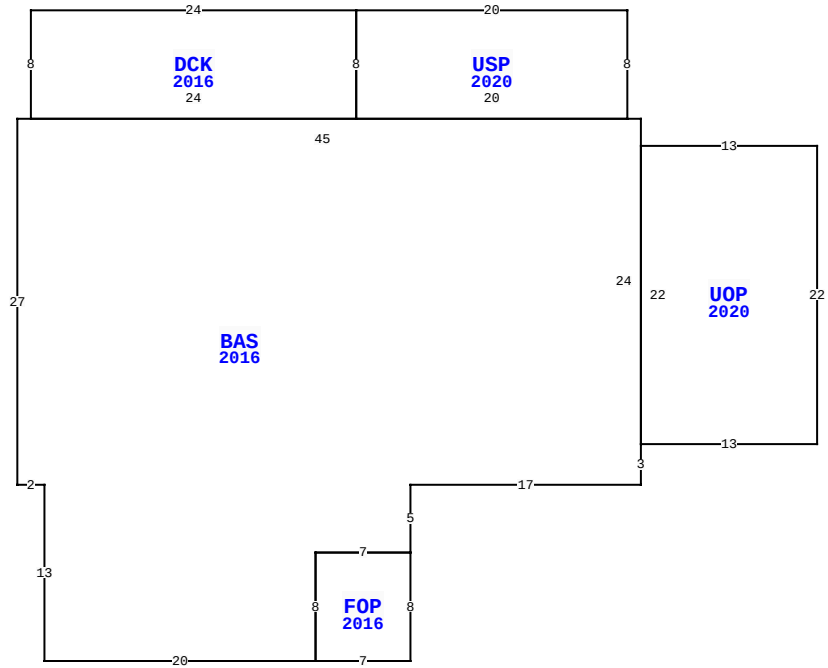
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,537	100	2016	1,537	157,116
DCK	192	10	2016	19	1,943
FOP	56	30	2016	17	1,738
UOP	286	20	2020	57	5,827
USP	160	30	2020	48	4,907
TOTALS	2,231			1,678	171,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,678	117.7000	105.93	177,751	2016	2016	0	0	0	3.50	96.50

1 SFR MODULR – 100% - 2015 Heated Area: 1537 HX Base Yr 2015



85650 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		232,698
TOTAL MARKET OB/XF VALUE		14,957
TOTAL LAND VALUE - MARKET		434,610
TOTAL MARKET VALUE		682,265
SOH/AGL Deduction		386,021
ASSESSED VALUE		296,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,522
TOTAL JUST VALUE		682,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008077	DEMOLITION	2,000	06/21/2021
20003047	CAR PORT	8,114	05/15/2020
B1633345	CO ISSUED	0	01/03/2017
B1633345	MODULAR	0	11/01/2016
94-0676	NEW CONSTR	250	01/01/2994
4568	GARAGE	13,743	12/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	11/30/2023	CN	U	I	11	100
GRANTOR: NOBLES JOSHUA						
GRANTEE: NOBLES JOSHUA L/E						
9999/9999	10/26/2020	CN	U	I	37	80,000
GRANTOR: CORSINI TIMOTHY J & L						
GRANTEE: NOBLES JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W1 USP=[YR=2020] N8 W20 DCK=[YR=2016] W24 S8E24 N8$S8 E20$ W45 S27 E2 S13 E20 FOP=[YR=2016] E7 N8 W7 S8$ N8 E7 N5E17 N3 UOP=[YR=2020] E13 N22 W13 S22$ N24$.

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	0	0	1,680.00	SF	35.00	35.00	100	1988	1988	3	20	11,760	
2	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2016	2016	3	95	1,482	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 14,957

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		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	135,000.00	135,000.00	432,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	5.22	AC		1.00	1.00	1.00	500.00	500.00	2,610							

REVIEW DATE 12/20/2021 BY NW Total Acres: 8.42 Total Land Value: 434,610 Market: 0 Agricultural: 0 Common: 434,610 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOTS 14 & 15
LOFTON BLUFF #2 PB 4/92 & 93

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2025

43-2N-27-4621-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

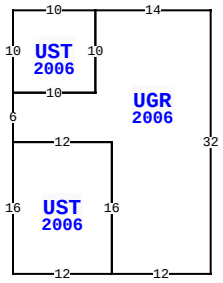
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

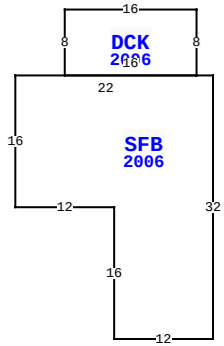
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	128	10	2006	13	971
SFB	576	80	2006	461	34,430
UGR	476	45	2006	214	15,983
UST	100	45	2006	45	3,361
UST	192	45	2006	86	6,423
TOTALS	1,472			819	61,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	819	91.0800	91.08	74,595	1981	1981	0	0	0	18.00	82.00

3 SINGLE FAM – 100% - 2015 Heated Area: 461 HX Base Yr 2015





85650 BLACKMON RD, YULEE

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9999/9999	10/26/2020	CN	U	I	37	80,000
GRANTOR: CORSINI TIMOTHY J & L						
GRANTEE: NOBLES JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2006] W2 DCK=[YR=2006] N8 W16 S8 E16$ W22 S16 E12 S16 E12 N32$ PTR=N15 UST=[YR=2006] N16 UGR=[YR=2006] N6 UST=[YR=2006] N10 E10 S10 W10$ E10 N10 E14 S32 W12 N16 W12$ E12 S16 W12$ S15$.

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

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