

LYTHGOE SANDRA
85644 BLACKMAN RD
YULEE, FL 32097

43-2N-27-4621-0001-0160

NASSAU COUNTY PROPERTY						PAGE 1 of 2		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					355,886			
TOTAL MARKET OB/XF VALUE					58,792			
TOTAL LAND VALUE - MARKET					368,080			
TOTAL MARKET VALUE					782,758			
SOH/AGL Deduction					430,243			
ASSESSED VALUE					352,515			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					301,793			
TOTAL JUST VALUE					782,758			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					673,985			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
19003911		REPAIR/RRF			0		05/09/2019	
2525		H/AC			4,500		04/15/1988	
5007		NEW CONSTR			2,700		04/15/1988	
4553		NEW CONSTR			120,700		12/17/1987	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0774		8/23/2005		QC	Q	I	01	100
GRANTOR: GOLDMAN ARTHUR R & SA								
GRANTEE: LYTHGOE SANDRA L								
1133/0721		4/30/2003		WD	U	I		195,000
GRANTOR: RAGSDALE WALTER C & T								
GRANTEE: GOLDMAN ARTHUR R &								
BUILDING NOTES								
BUILDING DIMENSIONS								
FOP=[YR=1993] W60 S10 FGR=[YR=1993] S32 E32 FOP=[YR=2009] S6 E28 N6 BAS=[YR=1993] N32 W28 S32 E28\$ W28\$ N32 W32\$ E60 N10\$ PTR=N15 FUS=[YR=1993] N32 FEP=[YR=2009] N10 E60 S10 W60\$ E60 S32 W60\$ S15\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
67,200								
880								
Common: 368,080 PRINTED 07/30/2025 BY SYS								

BLOCK 1 LOT 16
IN OR 1344/774
ESMT IN OR 537/305

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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	924	100	1993	924	21,422
TOTALS	924			924	21,422

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.6000	77.28	71,407	1987	1987	0	0	0	70.00	30.00
2 M/H 93- - 0% - 2004				Heated Area: 924				HX Base Yr 2004				
14 66 14 66 BAS 1993												

BLD DATE	03/03/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025

MLU