BLOCK 1 LOT 17 (EX WLY 943 FT)
IN OR 629 PG 884
LOFTON BLUFF #2 PB 4/92

CZITO GARY J & FRANCES K
85640 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0171

BUILDING CHARACTERISTICS

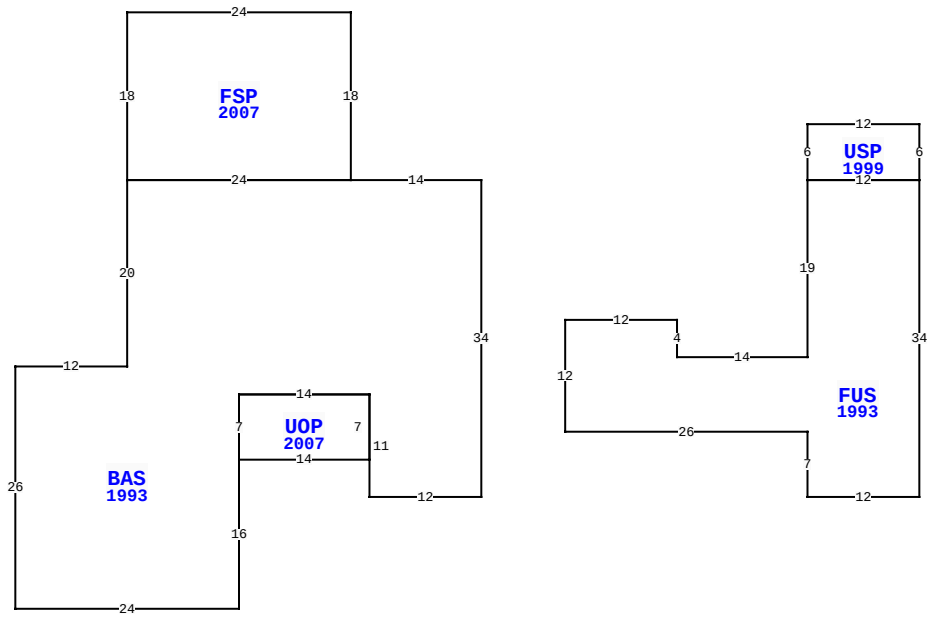
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,594	100	1993	1,594	169,079
FSP	432	40	2007	173	18,351
FUS	664	100	1993	664	70,432
UOP	98	20	2007	20	2,121
USP	72	30	1999	22	2,334
TOTALS	2,860			2,473	262,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	130.3104	130.31	322,257	1988	1988	0	0	0	18.60	81.40

1 SINGLE FAM – 100% - 0 Heated Area: 2258 HX Base Yr 1992



85640 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,317
TOTAL MARKET OB/XF VALUE		11,451
TOTAL LAND VALUE - MARKET		171,635
TOTAL MARKET VALUE		445,403
SOH/AGL Deduction		246,802
ASSESSED VALUE		198,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,879
TOTAL JUST VALUE		445,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,041

OWNER OWNS FRONT PRCL 43-2N-27-4621-0001-0170 @ 85

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20179	ADDITION	22,000	07/01/2007
93-0669	REMODEL	11,560	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0884	6/25/1991	WD	U	I		86,500

GRANTOR: ENGLAND LONNIE & M H

GRANTEE: CZITO GARY & FRANCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W24 S20 W12 S26 E24 N16 N7 E14 S11 E12 N34 $
FUS=[YR=1993;ORIG=9,15] E12 S4 E14 N19 E12 S34 W12 N7 W26 N12 $
FSP=[YR=2007;ORIG=-14,0] N18 W24 S18 E24 $
UOP=[YR=2007;ORIG=-26,30] E14 N7 W14 S7 $
USP=[YR=1999;ORIG=35,0] N6 E12 S6 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0810	CONCRETE A	0	100	0	0	591.00	SF	6.50	6.50	100	1988	1988	3	52	1,998	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
5	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	1995	1995	3	20	1,000	
6	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	100	1997	1997	3	72	2,729	
7	1129	STONE 8"	0	100	0	0	117.00	SF	15.75	15.75	100	1996	1996	3	91	1,677	
8	0351	CARPORT MT	0	100	18	19	342.00	SF	4.00	4.00	100	2004	2004	3	21	287	

LAND DESCRIPTION

TOTAL OB/XF 11,451

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	1.27	AC		1.00	1.00	1.00	135,000.00	135,000.00	171,450							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.37	AC		1.00	1.00	1.00	500.00	500.00	185							

REVIEW DATE 02/14/2025 BY KWA Total Acres: 1.64 Total Land Value: 171,635 Market: 0 Agricultural: 0 Common: 171,635 PRINTED 07/30/2025 BY SYS