BLOCK 1 LOT 18
LOFTON BLUFF 2 PB 4/92 & 93

TAYLOR BRIAN DANIEL
85614 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

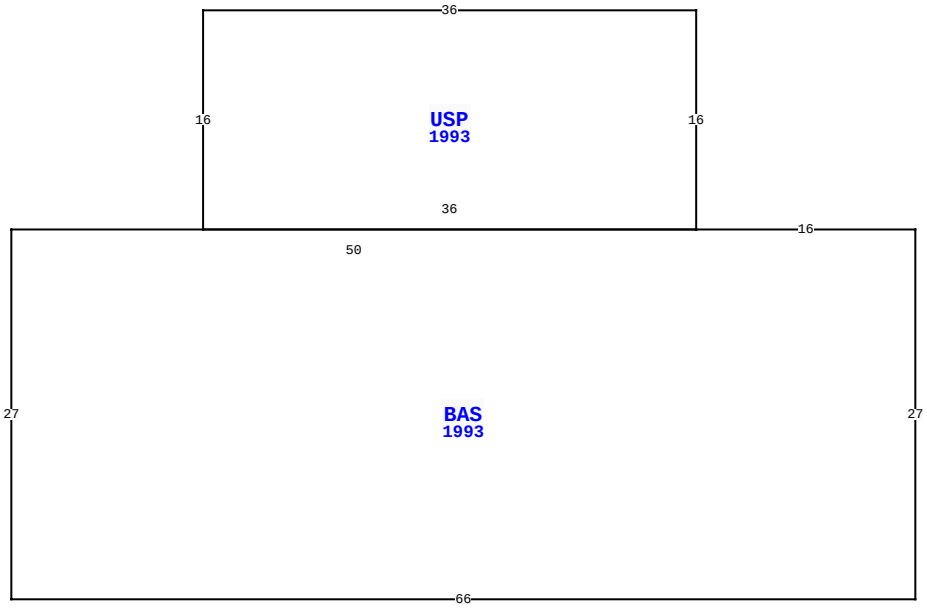
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,782	100	1993	1,782	53,460
USP	576	50	1993	288	8,640
TOTALS	2,358			2,070	62,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,070	125.0000	100.00	207,000	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



85614 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,474
TOTAL MARKET OB/XF VALUE		2,837
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		165,311
SOH/AGL Deduction		9,122
ASSESSED VALUE		156,189
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,467
TOTAL JUST VALUE		165,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000483	SOLAR PANELS	39,956	01/19/2021
4957	ADDITION	19,822	06/13/1988
7326	MH MOVE-ON	39,000	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1423	2/16/2022	WD	Q	I	01	165,000
GRANTOR: CONN JANELLE C &						
GRANTEE: TAYLOR BRIAN DANIEL						
2529/1312	1/11/2022	FJ	U	I	11	0
GRANTOR: KRONBACK RONALD J EST						
GRANTEE: CONN JANELLE C & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=1993] N16 W36 S16 E36 $ W50 S27 E66 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	1241	WD DECK G	0	100	0	0	290.00	UT	11.50	11.50	100	1993	1993	3	20	667	

LAND DESCRIPTION

TOTAL OB/XF 2,837

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

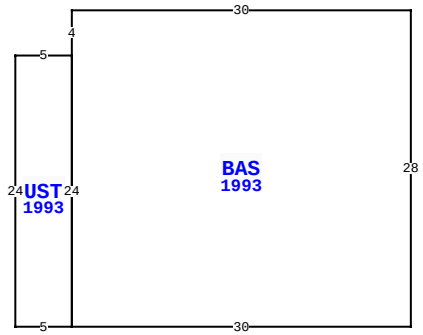
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

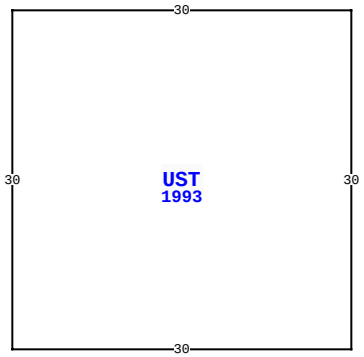
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	9,942
UST	120	45	1993	54	639
UST	900	45	1993	405	4,793
TOTALS	1,860			1,299	15,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,299	63.9600	23.67	30,747	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023





85614 BLACKMON RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: KRONBACK RONALD J EST						
GRANTEE: CONN JANELLE C & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S4 UST=[YR=1993] W5 S24 E5 N24 $ S24 E30 N28 $ PTR= E15 UST=[YR=1993] E30 S30 W30 N30 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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