BLOCK 1 LOT 39
IN OR 812/1520
LOFTON BLUFF 2 PB 4/92 & 93

HOLLOWAY TAMMY SKIPPER
85542 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

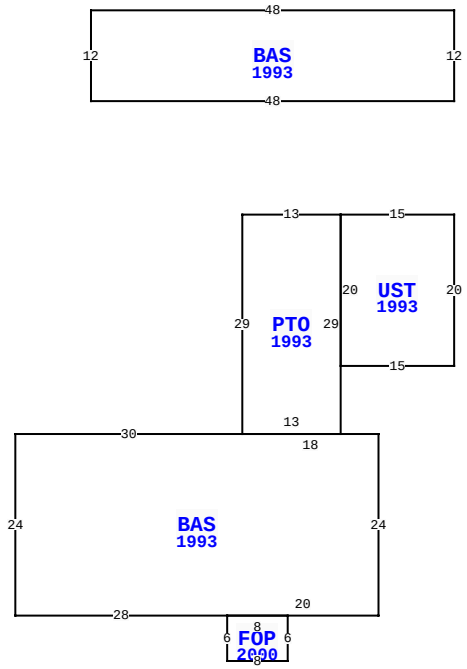
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	50,621
BAS	1,152	100	1993	1,152	101,241
FOP	48	30	2000	14	1,230
PTO	377	5	1993	19	1,670
UST	300	45	1993	135	11,864
TOTALS	2,453			1,896	166,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	129.2424	129.24	245,039	1980	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1728 HX Base Yr



85542 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		183,805
TOTAL MARKET OB/XF VALUE		12,096
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		280,901
SOH/AGL Deduction		114,444
ASSESSED VALUE		166,457
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,735
TOTAL JUST VALUE		280,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009324	GARAGE	40,152	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0013	12/20/2016	QC	U	I	11	0
GRANTOR: SKIPPER MARGARET J						
GRANTEE: HOLLOWAY TAMMY SKIP						
0812/1520	11/07/1997	WD	Q	I	01	45,000
GRANTOR: SKIPPER JAMES & THOMA						
GRANTEE: HOLLOWAY TAMMY SKIP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W15 PTO=[YR=1993] W13 S29 BAS=[YR=1993] W30 S24 E28 FOP=[YR=2000] S6 E8 N6 W8 $ E20 N24 W18 $ E13 N29 $ S20 E15 N20 $ PTR= N15 BAS=[YR=1993] W48 N12 E48S12$ 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
1	0855	CONC PAVER	0	100	0	0	1,247.00	SF	10.00	10.00	100	2018	2018	3	97	12,096	

LAND DESCRIPTION

TOTAL OB/XF 12,096

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 07/16/2019 BY DJ 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

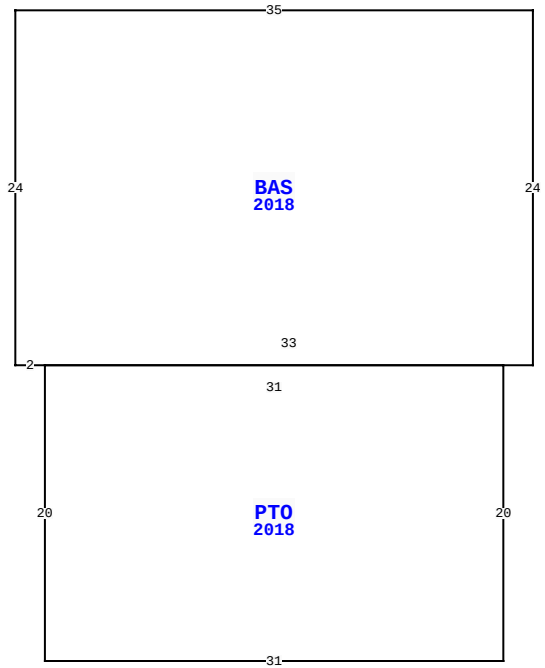
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	840	100	2018	840	16,566
PTO	620	5	2018	31	611
TOTALS	1,460			871	17,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	871	56.7000	20.98	18,274	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr



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NASSAU COUNTY PROPERTY

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0812/1520	11/07/1997	WD	Q	I	01	45,000
GRANTOR: SKIPPER JAMES & THOMA						
GRANTEE: HOLLOWAY TAMMY SKIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E2 PTO=[YR=2018] S20 E31 N20 W31$ E33 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

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

REVIEW DATE 07/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS