BLOCK 1 LOT 40
IN OR 868/1695
LOFTON BLUFF #2 PB 4/92 & 93

SKIPPER THOMAS W & SHARON D
85520 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

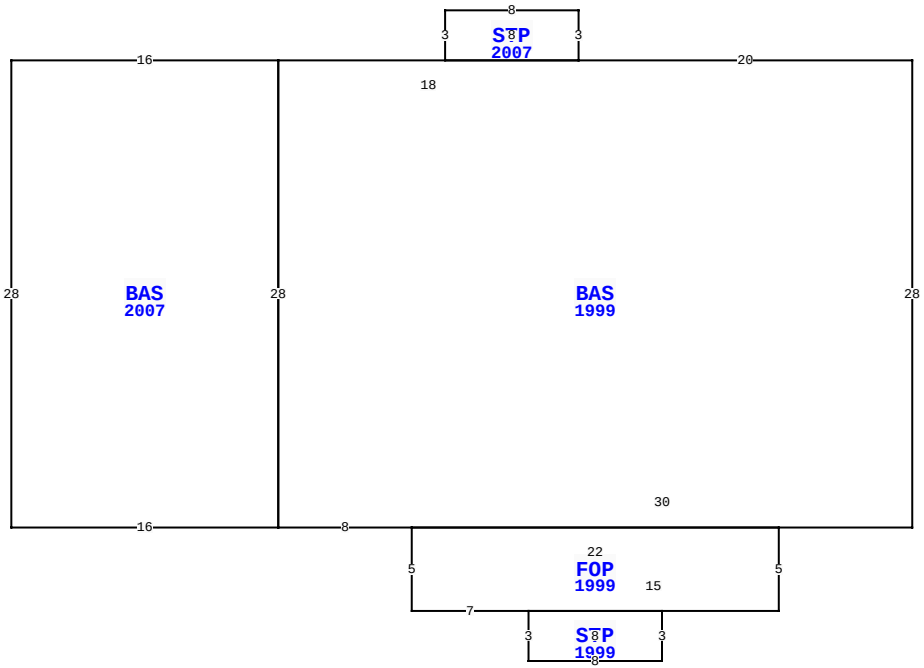
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,064	100	1999	1,064	111,467
BAS	448	100	2007	448	46,934
FOP	110	30	1999	33	3,457
STP	24	10	1999	2	209
STP	24	10	2007	2	209
TOTALS	1,670			1,549	162,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	116.0760	116.08	179,808	1999	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1512 HX Base Yr 2000



85520 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,079
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		214,650
TOTAL MARKET VALUE		411,729
SOH/AGL Deduction		228,443
ASSESSED VALUE		183,286
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,564
TOTAL JUST VALUE		411,729
NCON VALUE		34,802
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004277	30'X60' STEEL GAR	105,915	04/15/2024
E18128	ELEC OTHER	1,000	10/01/2006
R07441	REPAIR/RRF	2,500	04/01/2005
B995861	NEW CONSTR	62,900	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0868/1695	2/22/1999	QC	Q	V	01	100
GRANTOR: SKIPPER JAMES E & THO						
GRANTEE: SKIPPER THOMAS W &						
0814/0168	11/19/1997	QC	Q	V	06	100
GRANTOR: SKIPPER MARGARET J						
GRANTEE: SKIPPER THOMAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 STP=[YR=2007] N3 W8 S3 E8$ W18
BAS=[YR=2007] W16 S28 E16 N28$ S28 E8 FOP=[YR=1999] S5 E7
STP=[YR=1999] S3 E8 N3 W8$ E15 N5 W22$ E30 N28$.

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
1	000116	C	RES MARSH	100		OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	135,000.00	135,000.00	214,650							

REVIEW DATE 06/24/2024 BY KW Total Acres: 1.59 Total Land Value: 214,650 Market: 0 Agricultural: 0 Common: 214,650 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

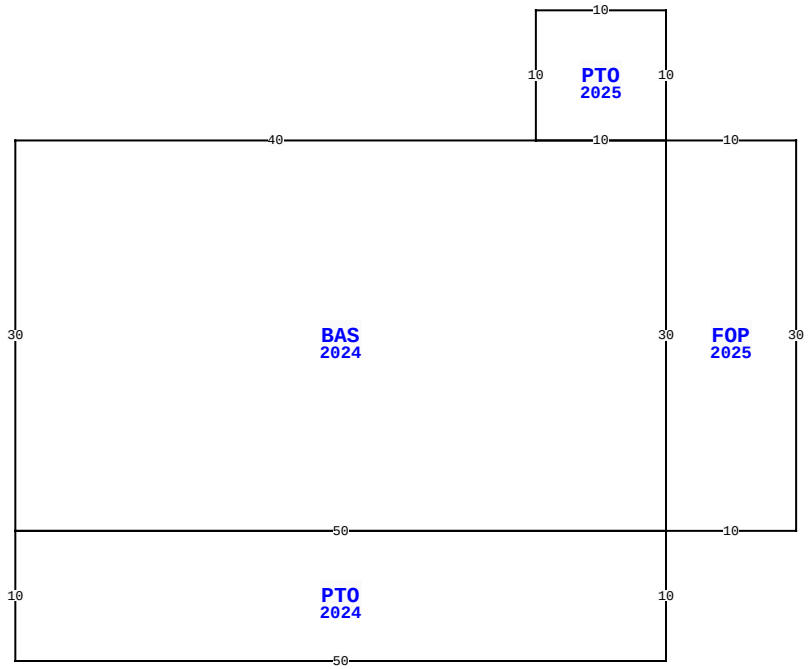
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	1,500	100	2024	1,500	32,225
FOP	300	30	2025	90	1,933
PTO	500	5	2024	25	538
PTO	100	5	2025	5	108
TOTALS	2,400			1,620	34,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	58.6500	21.70	35,154	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2000



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0814/0168	11/19/1997	QC	Q	V	06	100
GRANTOR: SKIPPER MARGARET J						
GRANTEE: SKIPPER THOMAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 E10 S30 W50 N30 $
PTO=[YR=2024;ORIG=50,40] E50 S10 W50 N10 $
PTO=[YR=2025;ORIG=100,10] W10 N10 E10 S10 $
FOP=[YR=2025;ORIG=100,10] E10 S30 W10 N30 $
.

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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