BLOCK 1 LOT 41
IN OR 2082/1855
LOFTON BLUFF #2 PB 4/92 & 93

TUTTLE DEBORAH A
85504 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0410

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

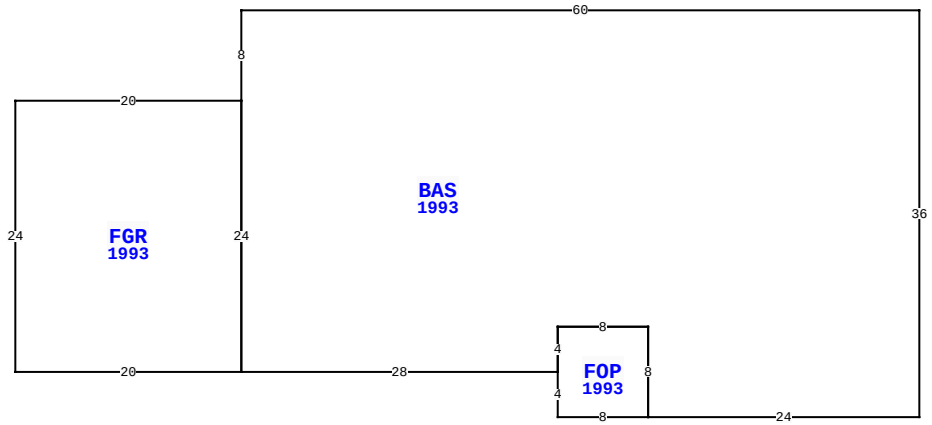
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	202,853
FGR	480	55	1993	264	26,993
FOP	64	30	1993	19	1,943
TOTALS	2,528			2,267	231,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	121.7160	121.72	275,939	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1984 HX Base Yr 2017



85504 BLACKMON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,789
TOTAL MARKET OB/XF VALUE		13,798
TOTAL LAND VALUE - MARKET		190,350
TOTAL MARKET VALUE		435,937
SOH/AGL Deduction		219,624
ASSESSED VALUE		216,313
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		160,591
TOTAL JUST VALUE		435,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6087	NEW CONSTR	2,000	07/21/1989
3563	NEW CONSTR	2,000	06/27/1989
5524	NEW CONSTR	73,829	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2082/1855	11/07/2016	QC	U	I	11	100
GRANTOR: TUTTLE DAVID T JR						
GRANTEE: TUTTLE DAVID T JR &						
2082/1579	11/07/2016	PR	U	I	19	100
GRANTOR: TUTTLE DAVID T JR P/R						
GRANTEE: TUTTLE DAVID T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S8 FGR=[YR=1993] W20 S24 E20 N24 $ S24 E28
FOP=[YR=1993] S4 E8 N8 W8S4 $ N4 E8 S8 E24 N36 $.

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	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1989	1989	3	95	9,263	
3	0825	BRICK	0	100	0	0	204.00	SF	12.50	12.50	100	1995	1995	3	90	2,295	

LAND DESCRIPTION

TOTAL OB/XF 13,798

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	1.41	AC		1.00	1.00	1.00	135,000.00	135,000.00	190,350							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.41 Total Land Value: 190,350 Market: 0 Agricultural: 0 Common: 190,350 PRINTED 07/30/2025 BY SYS