

BLOCK 1 LOT 43 R236060
IN OR 499 PG 55
LOFTON BLUFF 2 PB 4/92 & 93

TAYLOR SHIRLEY A
PO BOX 296
YULEE, FL 32041-0296

2025

43-2N-27-4621-0001-0430



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 70
Interior Floo	15	HARDTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

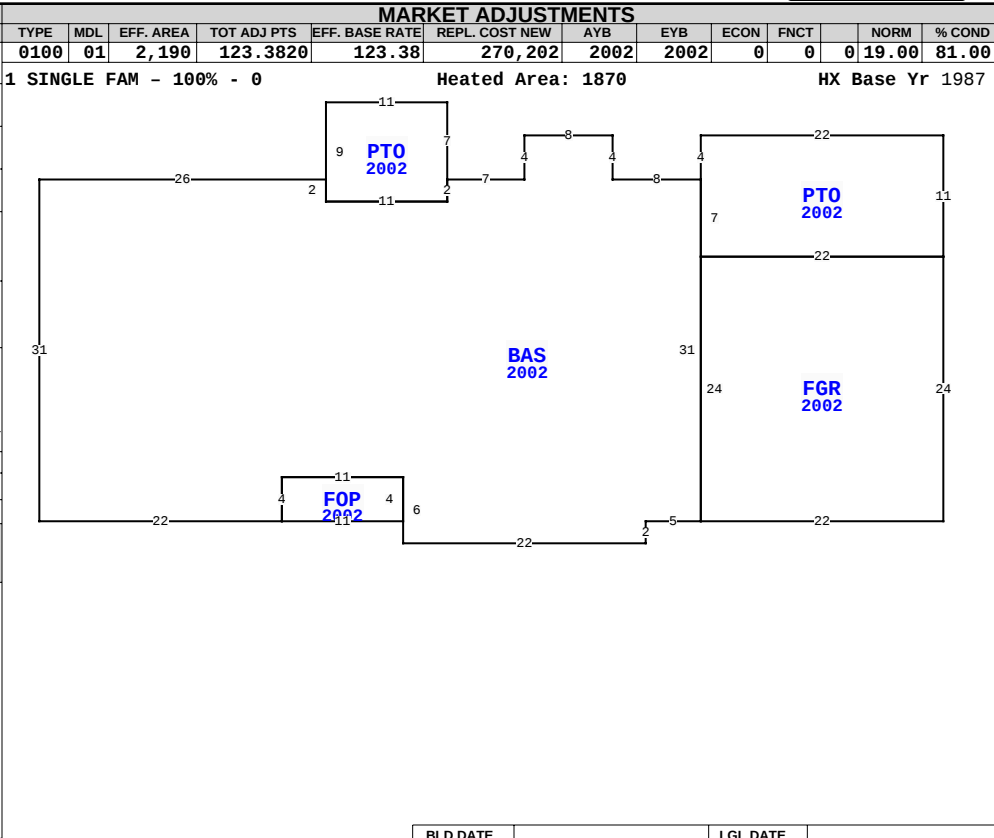
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2002	1,870	186,884
FGR	528	55	2002	290	28,982
FOP	44	30	2002	13	1,299
PTO	99	5	2002	5	500
PTO	242	5	2002	12	1,200

TOTALS	2,783			2,190	218,864
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	12	14	168.00	SF	6.50	6.50	
4	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
5	0812	CONCRETE C	0	100	0	0	2,458.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	RES MARSH	100		OR	0.00	0.00	0.82	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	0.20	AC	



85476 BLACKMON RD, YULEE

TOTAL OB/XF											
19,675											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,864	
TOTAL MARKET OB/XF VALUE		19,675	
TOTAL LAND VALUE - MARKET		110,800	
TOTAL MARKET VALUE		349,339	
SOH/AGL Deduction		137,813	
ASSESSED VALUE		211,526	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		160,804	
TOTAL JUST VALUE		349,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018788	NEW CONSTR	120,000	09/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0499/0055	9/01/1986	WD	Q	I	
GRANTOR:					18,000
GRANTEE:					
0499/0051	9/01/1986	WD	U	V	
GRANTOR:					10,500
GRANTEE:					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
PTO=[YR=2002] W22 S4 BAS=[YR=2002] W8 N4 W8 S4 W7					
PTO=[YR=2002] N7 W11 S9 E11 N2\$ S2 W11 N2 W26 S31 E22					
FOP=[YR=2002] E11 N4 W11 S4\$ N4 E11 S6 E22 N2 E5					
FGR=[YR=2002] E22 N24 W22 S24\$ N31\$ S7 E22 N11\$.					