BLOCK 1 LOT 44
IN OR 1447/130
R434004 & 434005

FAULK JAMES GARY & RHONDA S
85458 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

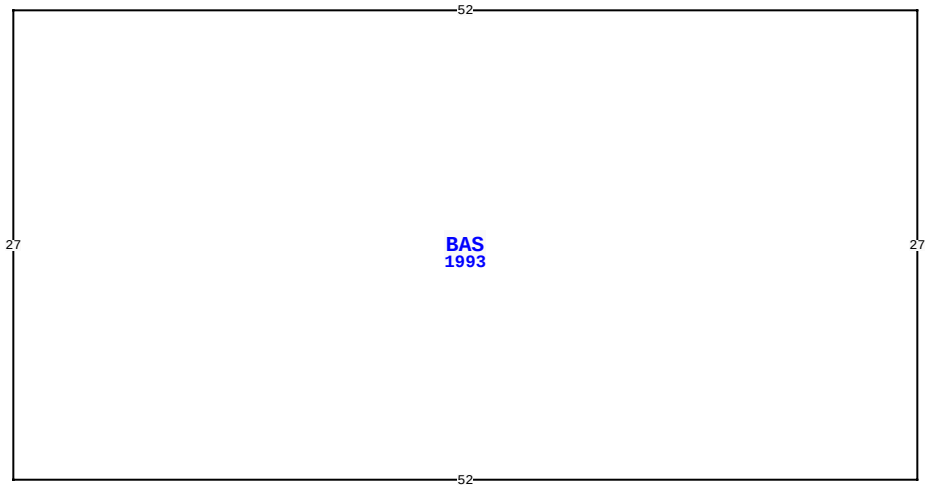
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,404	100	1993	1,404	39,492
TOTALS	1,404			1,404	39,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	117.2000	93.76	131,639	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1404 HX Base Yr 1997



85458 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		39,492
TOTAL MARKET OB/XF VALUE		15,616
TOTAL LAND VALUE - MARKET		105,400
TOTAL MARKET VALUE		160,508
SOH/AGL Deduction		73,959
ASSESSED VALUE		86,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,827
TOTAL JUST VALUE		160,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6127	GARAGE	10,608	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/0130	9/25/2006	QC	Q	I	01	14,800
GRANTOR: FAULK JAMES GARY						
GRANTEE: FAULK JAMES G & RHO						
0780/1607	12/30/1996	QC	Q	I	01	50,000
GRANTOR: FAULK MARY L						
GRANTEE: FAULK JAMES GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 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	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1989	1989	3	54.5	13,603	
2	1242	WD DECK A	0	100	10	14	140.00	SF	10.00	10.00	100	1990	1990	3	20	280	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,625.00	2,625.00	100	1990	1990	3	66	1,733	

LAND DESCRIPTION

TOTAL OB/XF 15,616

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	0.78	AC		1.00	1.00	1.00	135,000.00	135,000.00	105,300							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	500.00	500.00	100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.98 Total Land Value: 105,400 Market: 0 Agricultural: 0 Common: 105,400 PRINTED 07/30/2025 BY SYS