BLOCK 1 PT OF LOT 45 &
S-1 OF LOT 45 &
TRACT 43

MANGOLD HENRY M & ELIZABETH M
85450 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0001-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

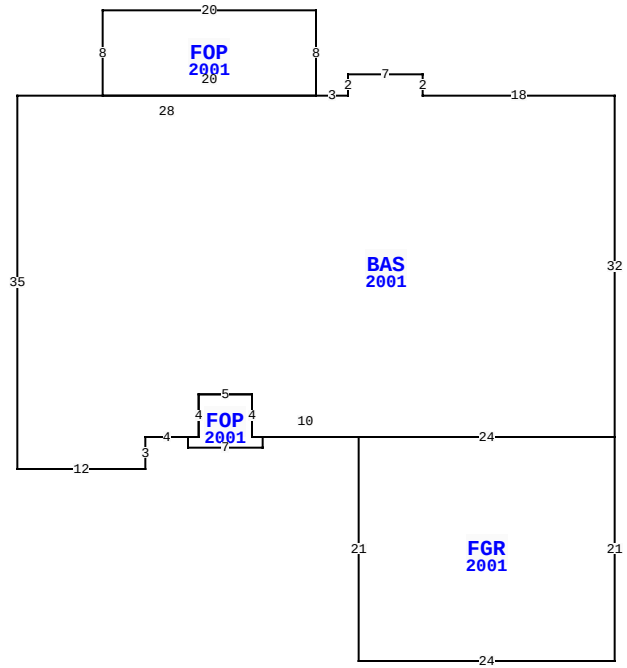
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,822	100	2001	1,822	210,642
FGR	504	55	2001	277	32,024
FOP	27	30	2001	8	925
FOP	160	30	2001	48	5,549
TOTALS	2,513			2,155	249,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	105.8400	139.71	301,075	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 0 Heated Area: 1822 HX Base Yr 1986



85450 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		249,140
TOTAL MARKET OB/XF VALUE		21,952
TOTAL LAND VALUE - MARKET		317,455
TOTAL MARKET VALUE		588,547
SOH/AGL Deduction		298,155
ASSESSED VALUE		290,392
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,670
TOTAL JUST VALUE		588,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014967	H/AC	0	04/01/2001
E017946	NEW CONSTR	0	04/01/2001
P014573	NEW CONSTR	0	03/01/2001
B0107932	NEW CONSTR	110,000	02/01/2001
8469	REPAIR/RRF	1,932	10/28/1992
6826	XFOB	10,608	11/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/0009	5/22/2008	WD	Q	I	01	100
GRANTOR: MANGOLD HENRY M & ELI						
GRANTEE: MANGOLD HENRY M & E						
0728/0034	4/20/1995	WD	U	I	10	12,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: MANGOLD HENRY MYRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 N2 W7 S2 W3 FOP=[YR=2001] N8 W20 S8 E20 $ W28 S35 E12 N3 E4 FOP=[YR=2001] S1 E7 N1 W1 N4 W5 S4 W1 $ E1 N4 E5 S4 E10 FGR=[YR=2001] S21 E24 N21 W24 $ E24 N32 $.

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	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	1991	1991	3	20	3,640	
2	0756	FEP	0	100	4	26	104.00	SF	27.00	27.00	100	1991	1991	3	20	562	
3	0940	SHEDS/PORT	0	100	20	26	520.00	SF	30.00	30.00	100	1991	1991	3	20	3,120	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
5	0812	CONCRETE C	0	100	0	0	1,325.00	SF	4.00	4.00	100	2001	2001	3	79	4,187	
6	0350	CARPORT WD	0	100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123	
7	0350	CARPORT WD	0	100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123	
8	0681	POLE SHED	0	100	9	19	171.00	SF	15.00	15.00	100	1986	1986	3	20	513	
9	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	2003	2003	3	20	552	
10	0803	ASPHALT C	0	100	0	0	4,766.00	SF	2.00	2.00	100	2003	2003	3	50	4,766	

TOTAL OB/XF 20,450

LAND DESCRIPTION

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	2.35	AC		1.00	1.00	1.00	135,000.00	135,000.00	317,250							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 2.76 Total Land Value: 317,455 Market: 0 Agricultural: 0 Common: 317,455 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2003	2003	3	20	350	
12	0752	USP	0	100	32	12	384.00	SF	15.00	15.00	100	1993	1993	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,502

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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