

BLOCK 2 LOT 37
LOFTON BLUFF 2 PB 4/92 & 93

FRANCIS TOMMY NEAL L/E/
85509 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0370



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	770	100	1993	770	17,408
TOTALS	770			770	17,408

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	0	20	20	400.00	SF	23.45	23.45	
2	1242	WD DECK A	0	0	19	9	171.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	770	94.2000	75.36	58,027	1984	1984	0	0	70.00	30.00
1 M/H 93- - 0% - 2023 Heated Area: 770 HX Base Yr											
BAS 1993											
85509 BLACKMON RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

TOTAL OB/XF											
2,218											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											17,408
TOTAL MARKET OB/XF VALUE											2,218
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											104,626
SOH/AGL Deduction											0
ASSESSED VALUE											104,626
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											104,626
TOTAL JUST VALUE											104,626
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											97,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8121	REPAIR/RRF	1,000	05/22/1992
8101	CHNGE SRVC	0	04/10/1992
4911	ADDITION	6,650	05/20/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/147	1/31/2025	LE	U	I	11	100
GRANTOR: FRANCIS TOMMY NEAL						
GRANTEE: MCKINNEY JAMES MICH						
2767/193	1/31/2025	WD	U	I	37	80,000
GRANTOR: SMITH ROY E						
GRANTEE: FRANCIS TOMMY NEAL						

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W55 S14 E55 N14\$.											