BLOCK 2 LOT 39
IN OR 784 PG 1294
LOFTON BLUFF #2 PB 4/92 & 93

BUCKANS CHARLOTTE V ROGERS
85447 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0390

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	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

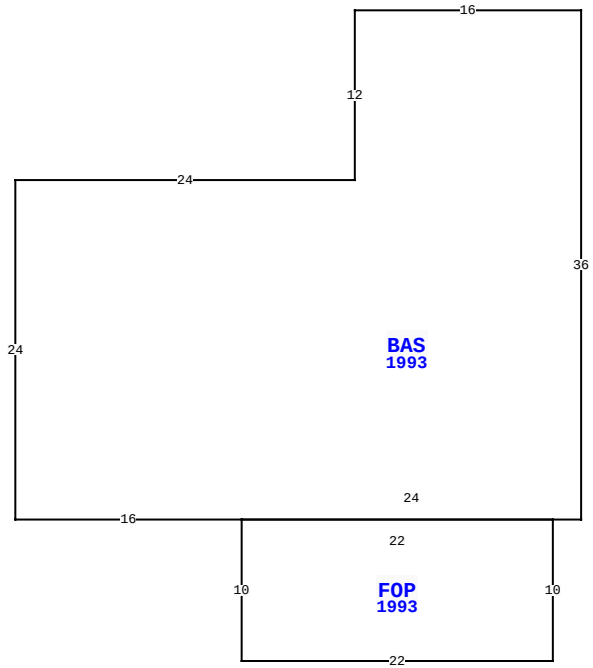
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	19,169
FOP	220	30	1993	66	1,098
TOTALS	1,372			1,218	20,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0820	02	1,218	104.0000	83.20	101,338	1985	1985	0	0	15	70.00	20.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr 1992



85447 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,268
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		107,228
SOH/AGL Deduction		68,897
ASSESSED VALUE		38,331
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,331
TOTAL JUST VALUE		107,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4914	ADDITION	2,764	05/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0784/1294	2/12/1997	WD	U	I	10	16,400
GRANTOR: WILLIS THURMAN ETAL						
GRANTEE: BUCKANS CHARLOTTE R						
0627/0101	5/24/1991	CD	U	I	11	40,000
GRANTOR: WILLIS THURMAN ET AL						
GRANTEE: ROGERS CHARLOTTE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 W24 S24 E16 FOP=[YR=1993] S10 E22 N10 W22 $ 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	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS