BLOCK 4 LOT 3
2015 JACB DW/MH
IN OR 1905/924

THOMPSON MARK H & MARY E
85549 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0030

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 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		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

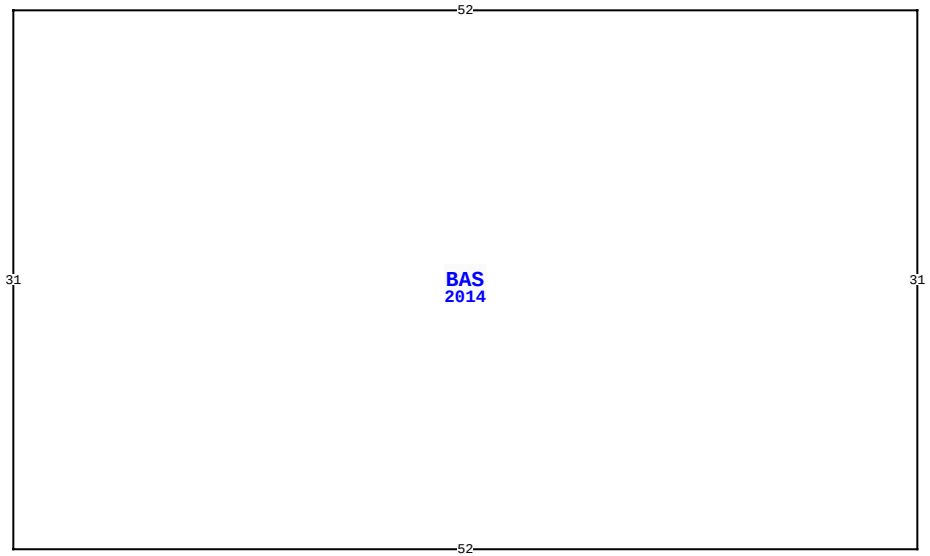
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2014	1,612	115,228
TOTALS	1,612			1,612	115,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	116.8000	99.28	160,039	2014	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2015 Heated Area: 1612 HX Base Yr 2015



85549 BLACKMON RD, YULEE

BLD DATE	02/05/2008 KK	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		115,228
TOTAL MARKET OB/XF VALUE		6,255
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		206,483
SOH/AGL Deduction		95,884
ASSESSED VALUE		110,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,877
TOTAL JUST VALUE		206,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145605	CO ISSUED	0	12/17/2014
MH145605	MH MOVE-ON	0	11/01/2014
MH023773	MH MOVE-ON	0	03/03/2002
P025440	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0924	2/27/2014	SW	Q	V	02	34,900
GRANTOR: RL BB ACQ II-FL DPL L						
GRANTEE: THOMPSON MARK H & M						
1869/1896	7/26/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RL BB ACQ II-FL DPL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W52 S31 E52 N31 $.

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	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2002	2002	3	80	3,395	
2	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2015	2015	3	65	2,860	

LAND DESCRIPTION

TOTAL OB/XF 6,255

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 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS