BLOCK 5 LOT 1
IN OR 415 PG 276
LOFTON BLUFF 2 PB 4/92 & 93

BRYANT MARGARET JOANNE
85721 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

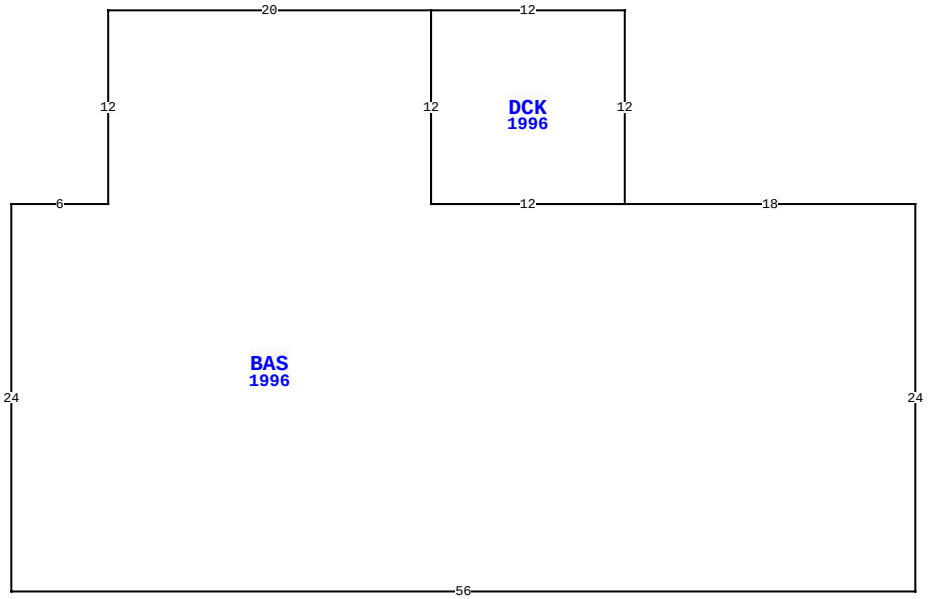
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1996	1,584	69,194
DCK	144	15	1996	22	961
TOTALS	1,728			1,606	70,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,606	116.8000	99.28	159,444	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1584 HX Base Yr 1985



85721 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		70,155
TOTAL MARKET OB/XF VALUE		14,251
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		169,406
SOH/AGL Deduction		91,081
ASSESSED VALUE		78,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,603
TOTAL JUST VALUE		169,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961574	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0415/0276	3/01/1984	WD	Q	V		13,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 DCK=[YR=1996] N12 W12 S12 E12$ W12 N12 W20 S12 W6 S24 E56 N24$.

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	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2004	2004	3	83	3,108	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2007	2007	3	27	1,296	
4	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2024	2018		84	2,688	
5	0351	CARPORT MT	0	100	30	16	480.00	SF	10.00	10.00	100	2024	2022		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 14,251

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 04/09/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS