BLOCK 5 LOT 3
IN OR 523 PG 509
LOFTON BLUFF 2 PB 4/92 & 93

KING JOSEPH E & JANICE
85679 BLACKMON RD
YULEE, FL 32097

2025

43-2N-27-4621-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

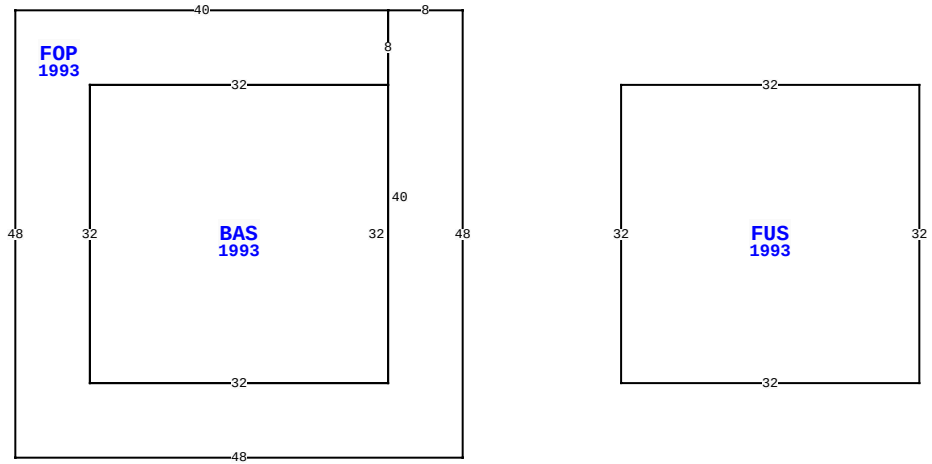
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	88,511
FOP	1,280	30	1993	384	33,192
FUS	1,024	100	1993	1,024	88,511
TOTALS	3,328			2,432	210,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	102.9000	102.90	250,253	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 0 Heated Area: 2048 HX Base Yr 1987



85679 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		269,603
TOTAL MARKET OB/XF VALUE		12,321
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,924
SOH/AGL Deduction		156,104
ASSESSED VALUE		210,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,098
TOTAL JUST VALUE		366,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000930	CARPORT	29,251	02/01/2023
MH034029	MH MOVE-ON	0	01/01/2003
M036716	H/AC	0	01/01/2003
P036353	NEW CONSTR	0	01/01/2003
5889	NEW CONSTR	24,024	07/26/1989
3138	NEW CONSTR	0	07/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0523/0509	7/30/1987	WD	U	V		8,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: KING JOSEPH & JANIC						
0351/0142	12/01/1981	CD	Q	V		7,950
GRANTOR:						
GRANTEE:						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1994	1994	3	20	800	
3	0810	CONCRETE A	0	100	36	5	180.00	SF	6.50	6.50	100	1989	1989	3	54.5	638	
4	0351	CARPORT MT	1	100	45	22	990.00	SF	10.00	10.00	100	2024	2023		97	9,603	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S32 E32 N32 $ FOP=[YR=1993] N8W40 S48 E48 N48 W8 S40 W32 N32 E32 $ PTR= E25 FUS=[YR=1993] E32 S32 W32 N32 $ W25 $.

LAND DESCRIPTION

TOTAL OB/XF 12,321

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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

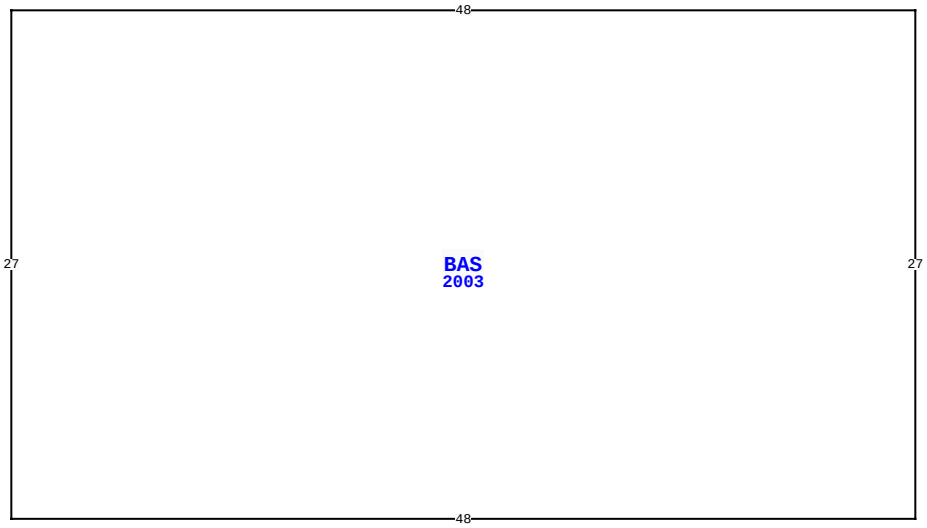
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2003	1,296	59,390
TOTALS	1,296			1,296	59,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	99.62	129,108	2001	2001	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr 1987



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BASE TAXABLE VALUE		160,098
TOTAL JUST VALUE		366,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4217	NEW CONSTR	56,300	07/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0523/0509	7/30/1987	WD	U	V		8,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: KING JOSEPH & JANIC						
0351/0142	12/01/1981	CD	Q	V		7,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S27 E48 N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS