

BLOCK 6 LOT 2
IN OR 1603/1632
LOFTON BLUFF # 2 PB 4/92 & 93

SCOTT KARLA S
85785 BLACKMON ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0006-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	12	HARDWOOD 30			
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			
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	1,736	100	1994	1,736	168,958
FGR	496	55	1994	273	26,570
FOP	128	30	1994	38	3,699
FOP	256	30	1994	77	7,494
PTO	288	5	1994	14	1,362
TOTALS	2,904			2,138	208,084

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	4,841.00	SF	4.00
3	0845	KOOL DECK	0	100	110	4	440.00	SF	7.25
4	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
7	0681	POLE SHED	0	100	12	12	144.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	111.2300	111.23	237,810	1994	1999	0	0	0	12.50	87.50
1 SINGLE FAM - 100% - 0 Heated Area: 1736 HX Base Yr 1995												
85785 BLACKMON RD, YULEE												
BLD DATE 02/26/2015						KK		LGL DATE		05/09/2025		
XF DATE								LAND DATE		MLU		
INC DATE								AG DATE				

L	OB/XF	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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	4,841.00	SF	4.00	4.00	100	1994	1994	3	66	12,780	
3	0845	KOOL DECK	0	100	110	4	440.00	SF	7.25	7.25	100	1994	1994	3	66	2,105	
4	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00	85.00	100	1994	1994	3	20	8,925	
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1994	1994	3	20	384	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
7	0681	POLE SHED	0	100	12	12	144.00	SF	7.50	7.50	100	1997	1997	3	24	259	

TOTAL OB/XF													28,195	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06 OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										208,084			
TOTAL MARKET OB/XF VALUE										28,195			
TOTAL LAND VALUE - MARKET										85,000			
TOTAL MARKET VALUE										321,279			
SOH/AGL Deduction										164,289			
ASSESSED VALUE										156,990			
TOTAL EXEMPTION VALUE										HX HB 50,722			
BASE TAXABLE VALUE										106,268			
TOTAL JUST VALUE										321,279			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										307,539			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0645	NEW CONSTR	81,075	11/01/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1603/1632	10/09/2008	QC	Q	I	01	100			
GRANTOR: SCOTT DENNIS L									
GRANTEE: SCOTT KARLA S									
0678/0974	4/07/1993	WD	U	I	10	8,800			
GRANTOR: PHILIPS ELISE ETAL									
GRANTEE: SCOTT DENNIS & CARL									

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=1994] W24 S4 FOP=[YR=1994] W16 BAS=[YR=1994] W11 S8 W16 S32 E17 FOP=[YR=1994] S8 E32 N8 FGR=[YR=1994] E18 N22 W20 S8 W4 S14 E6\$ W32 \$ E26 N14 E4 N8 E20 N10 W40 N8 \$ S8 E16 N8 \$ S8 E24 N12 \$.									