BLOCK 6 LOT 1
IN OR 1030/30
LOFTON BLUFF 3 PB 4/108

HINTON DONNA M
85801 BLACKMON ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4622-0006-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

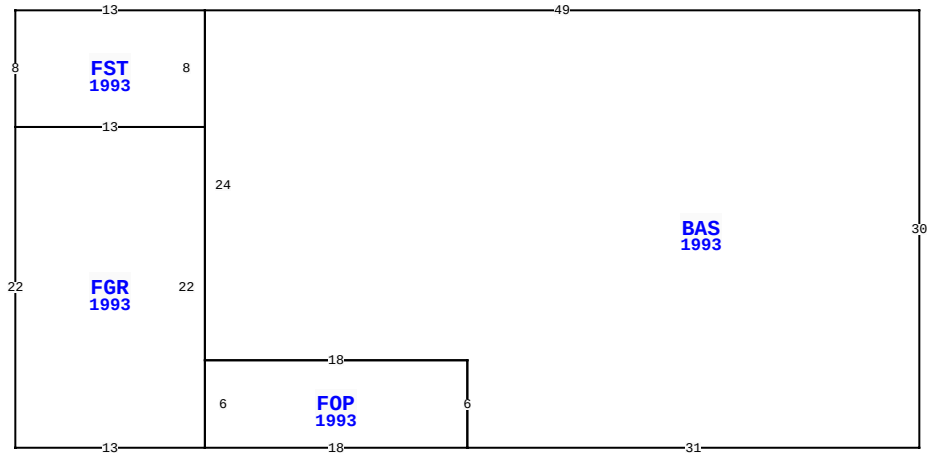
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,362 | 100 | 1993 | 1,362 | 111,028 |
| FGR | 286 | 55 | 1993 | 157 | 12,799 |
| FOP | 108 | 30 | 1993 | 32 | 2,609 |
| FST | 104 | 55 | 1993 | 57 | 4,647 |
| TOTALS | 1,860 | | | 1,608 | 131,082 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,608 | 113.2200 | 113.22 | 182,058 | 1984 | 1984 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM – 100% - 2003 Heated Area: 1362 HX Base Yr 2003




85801 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 | | 131,082 |
| TOTAL MARKET OB/XF VALUE | | 986 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 217,068 |
| SOH/AGL Deduction | | 116,335 |
| ASSESSED VALUE | | 100,733 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 50,011 |
| TOTAL JUST VALUE | | 217,068 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 206,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8501 | REPAIR/RRF | 2,400 | 11/09/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1030/0030 | 1/08/2002 | WD | Q | I | | 113,500 |
| GRANTOR: BLACKWELL ROBERT F & | | | | | | |
| GRANTEE: HINTON DONNA M | | | | | | |
| 0723/1678 | 2/13/1995 | WD | Q | I | | 83,000 |
| GRANTOR: MCCARTHY JIMMY & DEBO | | | | | | |
| GRANTEE: BLACKWELL ROBT & BE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 FST=[YR=1993] W13 S8 FGR=[YR=1993] S22 E13 FOP=[YR=1993] E18 N6 W18 S6$ N22 W13$ E13 N8$ S24 E18 S6 E31 N30$.

## 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 | 1242 | WD DECK A | 0 | 100 | 14 | 14 | 196.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 392 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 11 | 9 | 99.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 594 | |

## LAND DESCRIPTION

TOTAL OB/XF 986

| 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