LOT 18
OR 650/85 & OR 706/1689
WILSON NECK PROPERTIES PB 4/60

JORDAN WILLIAM M & AMBY C
85283 BLACKMON ROAD
YULEE, FL 32097-1185

2025

43-2N-27-4645-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

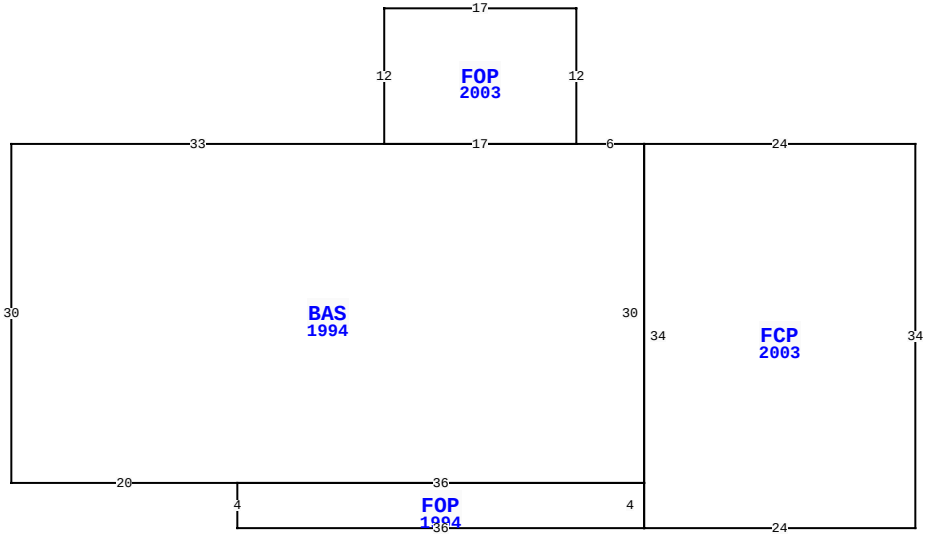
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1994	1,680	152,953
FCP	816	25	2003	204	18,573
FOP	144	30	1994	43	3,915
FOP	204	30	2003	61	5,554
TOTALS	2,844			1,988	180,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	107.1140	107.11	212,935	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr



85283 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	1994	1994	3	74	2,590	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2022		93	3,348	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,995
TOTAL MARKET OB/XF VALUE		5,938
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		271,933
SOH/AGL Deduction		141,902
ASSESSED VALUE		130,031
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,309
TOTAL JUST VALUE		271,933
NCON VALUE		3,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01114	NEW CONSTR	73,040	06/21/1994
8800	MH MOVE-ON	12,000	02/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1689	6/13/1994	QC	Q	I	01	100
GRANTOR: JORDAN WILLIAM M						
GRANTEE: JORDAN WM & AMBY C						
0650/0085	2/26/1992	WD	Q	I		18,500
GRANTOR: REED STANLEY H						
GRANTEE: JORDAN WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-24,0] W6 W17 W33 S30 E20 E36 N30 $
FCP=[YR=2003;ORIG=0,0] W24 S34 E24 N34 $
FOP=[YR=1994;ORIG=-60,30] S4 E36 N4 W36 $
FOP=[YR=2003;ORIG=-47,0] E17 N12 W17 S12 $
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LAND DESCRIPTION

TOTAL OB/XF 5,938

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