LOT 16
NASSAU STATION OR 2425/1321

BLUM GEOFFREY KARLTON
2765 TARTUS DR
JACKSONVILLE, FL 32246

2026

08-2N-27-0215-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

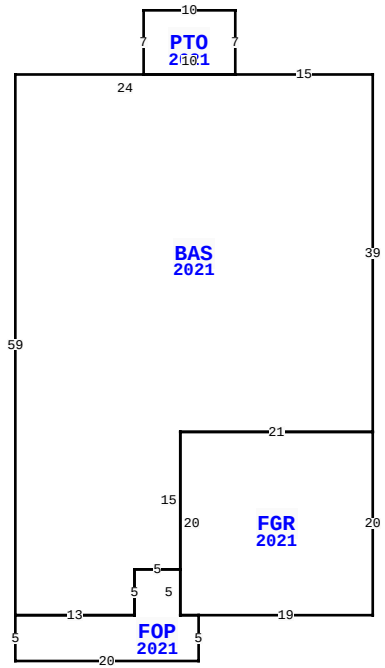
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2021	1,856	222,158
FGR	420	55	2021	231	27,650
FOP	125	30	2021	38	4,549
PTO	70	5	2021	4	479
TOTALS	2,471			2,129	254,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	115.7380	121.52	258,716	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 0 Heated Area: 1856 HX Base Yr



BLD DATE	03/29/2022	NW	LGL DATE
XF DATE			LAND DATE 04/09/2026 MLU
INC DATE			AG DATE

75104 NASSAU STATION WAY, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,835
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	304,835
SOH/AGL Deduction	0
ASSESSED VALUE	304,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,835
TOTAL JUST VALUE	304,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004173	NEW CONSTR	255,468	04/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1906	11/10/2021	SW	Q	I	01	335,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLUM GEOFFREY KARLT						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2021] N7 W10 S7 E10$ W24 S59
FOP=[YR=2021] S5 E20 N5 FGR=[YR=2021] E19 N20 W21 S20 E2$ W2 N5 W5 S5 W13$ E13 N5 E5 N15 E21 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS