BLOCK 3 LOTS 7 & 8
IN OR 1689/91
R107035 & R107036

BLACKWELL VICTORIA L
5465 MARSHVIEW LANE
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4380-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

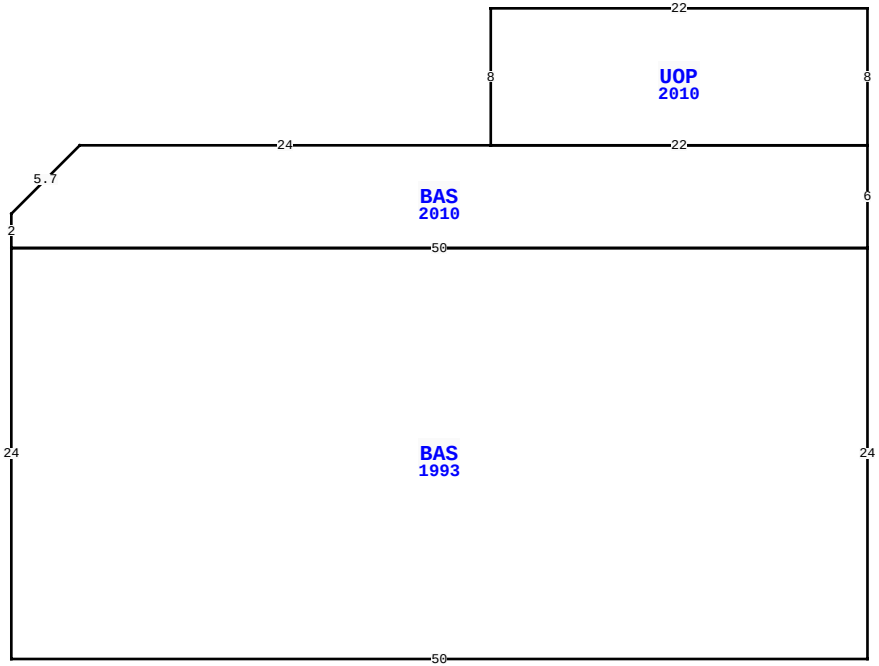
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	35,741
BAS	292	100	2010	292	8,697
UOP	176	25	2010	44	1,310
TOTALS	1,668			1,536	45,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	116.8000	99.28	152,494	1980	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1492 HX Base Yr



85207 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,748
TOTAL MARKET OB/XF VALUE	2,406
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	158,654
SOH/AGL Deduction	72,854
ASSESSED VALUE	85,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,800
TOTAL JUST VALUE	158,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01912	XFOB	2,953	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0091	7/02/2010	QC	U	I	11	100
GRANTOR: ARNOLD VILLA G						
GRANTEE: BAKER VILLA G & VIC						
0235/0613	3/22/1977	WD	U	V		9,300
GRANTOR: LASSERRE CURTISS H &						
GRANTEE: ARNOLD RICHARD C &						

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	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0681	POLE SHED	0	0	14	8	112.00	SF	15.00	15.00	100	1996	1996	3	20	336	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W22 S8 BAS=[YR=2010] W24 D4 L4 S2
BAS=[YR=1993] S24 E50 N24 W50$ E50 N6 W22$ E22 N8$. 18 N8
W18$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	0	0003	RM	240.00	190.00	2.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	110,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/09/2026 BY SYS