TRACT 7
LOFTON BLUFF SUB PB 4/57

BROWN SHANNON & CARLA
85038 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4620-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

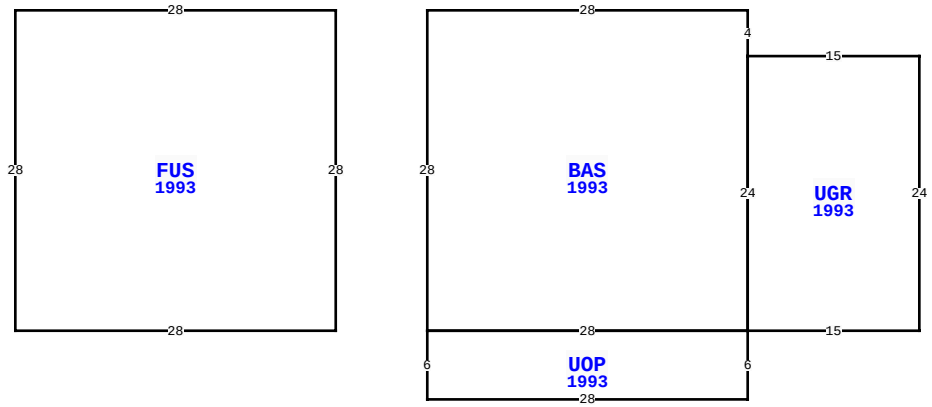
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	66,753
FUS	784	100	1993	784	66,753
UGR	360	45	1993	162	13,794
UOP	168	20	1993	34	2,895
TOTALS	2,096			1,764	150,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	106.0000	111.30	196,333	1978	1978	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 2025 Heated Area: 1568 HX Base Yr



85038 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	150,195
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	287,115
SOH/AGL Deduction	0
ASSESSED VALUE	287,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,115
TOTAL JUST VALUE	287,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7836	REPAIR/RRF	1,325	02/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2858/1718	4/01/2026	WD	Q	I	01	320,000
GRANTOR: 2 MORROWS INVESTMENTS						
GRANTEE: BROWN SHANNON & CAR						
2753/986	11/22/2024	WD	Q	I	01	290,000
GRANTOR: BARNETTE BILLIE LYNN						
GRANTEE: 2 MORROWS INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 S28 E28 N24 N4 $
FUS=[YR=1993;ORIG=-64,0] E28 S28 W28 N28 $
UGR=[YR=1993;ORIG=0,28] E15 N24 W15 S24 $
UOP=[YR=1993;ORIG=-28,28] S6 E28 N6 W28 $
.

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	0	8	12	96.00	SF	10.00	10.00	100	1989	1989	3	20	192	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	000116	C	RES MARSH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS