

TRACT 9
IN OR 1578/1721 & 1723
IN OR 1579/1

VIETZE PAUL A
85058 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4620-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

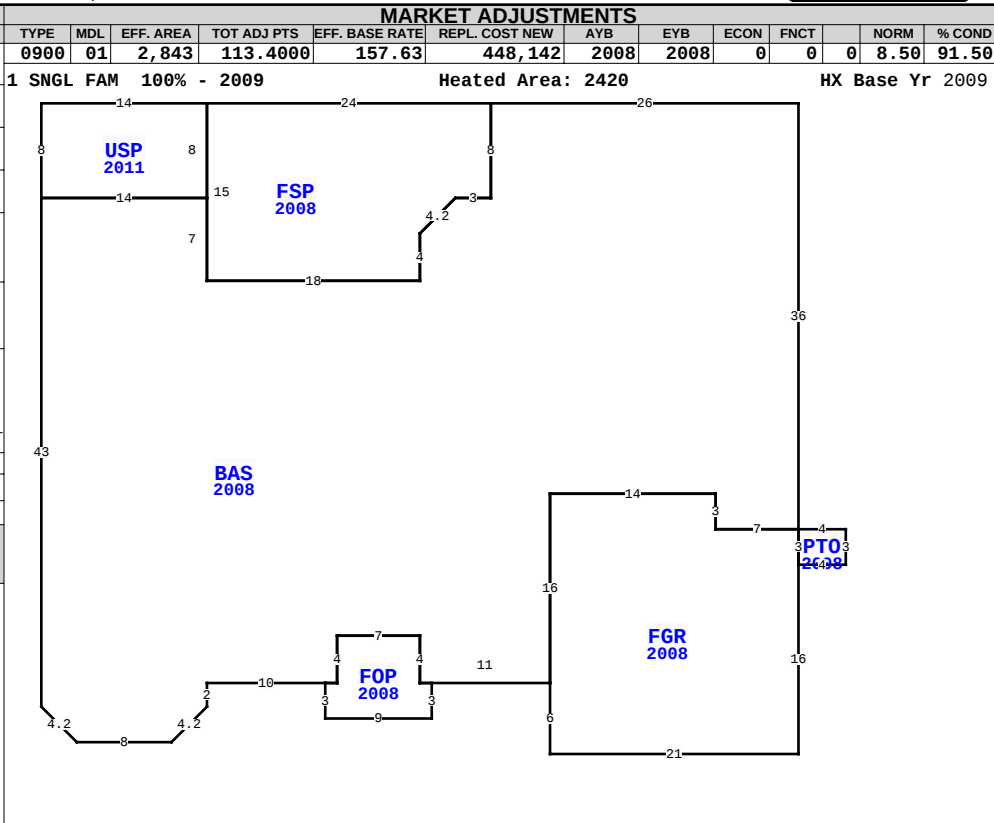
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2008	2,420	349,040
FGR	441	55	2008	243	35,048
FOP	55	30	2008	16	2,308
FSP	323	40	2008	129	18,606
PTO	12	5	2008	1	145
USP	112	30	2011	34	4,903

TOTALS	3,363			2,843	410,050
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00	40.00	
2	1242	WD DECK A	0	100	0	0	52.00	SF	10.00	10.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	
7	0911	SCRN RM A	0	100	32	25	800.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.04	AC	



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

TOTAL OB/XF											
67,174											

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67,174											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			433,403
TOTAL MARKET OB/XF VALUE			67,174
TOTAL LAND VALUE - MARKET			140,400
TOTAL MARKET VALUE			640,977
SOH/AGL Deduction			422,948
ASSESSED VALUE			218,029
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			166,618
TOTAL JUST VALUE			640,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			605,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003153	SCRN ENCL	9,395	03/16/2021
20010407	SWIM POOL	43,980	10/28/2020
20004059	STG BLDG	50,715	07/23/2020
P13333	OTHER	0	07/01/2008
E20899	ELEC OTHER	7,000	06/01/2008
M13903	MECH OTHER	0	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1579/0001	7/30/2008	QC	Q	I	06	100	
GRANTOR: MURRAY BRENDA L							
GRANTEE: VIETZE PAUL A							
1578/1723	7/29/2008	QC	Q	I	06	100	
GRANTOR: MURRAY STEPHEN J							
GRANTEE: VIETZE PAUL A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W26 FSP=[YR=2008] W24 USP=[YR=2011] W14 S8E14 N8\$ S15 E18 N4 R3 U3 E3 N8\$ S8 W3 D3 L3 S4 W18 N7 W14 S43 D3 R3 E8 R3 U3 N2 E10 FOP=[YR=2008] S3 E9 N3 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E11 FGR=[YR=2008] S6 E21 N16 PTO=[YR=2008] E4 N3 W4 S3\$ N3 W7 N3 W14 S16\$ N16 E14 S3 E7 N36\$. N3 W4 S3\$ N3 W7 N3 W14 S16\$ N16 E14 S3 E7 N36\$.											

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