

TRACT 10  
IN OR 2049/1004  
ESMT OR 288 PG 470

MUSIC CHERYL & JAMES K  
85064 BLACKMON ROAD  
YULEE, FL 32097

2026

43-2N-27-4620-0010-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 80     |
| Interior Wall            | 05 | DRYWALL 20     |
| Interior Floo            | 12 | HARDWOOD 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. | 1. 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       | 1,175            | 100         | 1993 | 1,175        | 97,390               |
| FCP       | 373              | 25          | 1993 | 93           | 7,708                |
| FEP       | 200              | 80          | 2000 | 160          | 13,261               |
| FOP       | 35               | 30          | 1993 | 10           | 829                  |
| FSP       | 290              | 40          | 2000 | 116          | 9,615                |
| FST       | 45               | 55          | 1993 | 25           | 2,072                |
| OWB       | 1,175            | 120         | 2000 | 1,410        | 116,868              |
| TOTALS    | 3,293            |             |      | 2,989        | 247,744              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |           |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00  |
| 4              | 0860       | POOL/SPA    | 0   | 100 | 14 | 0  | 1.00   | UT | 50,000.00 |
| 5              | 0911       | SCRN RM A   | 0   | 100 | 20 | 40 | 800.00 | SF | 18.00     |
| 6              | 0300       | BOAT DCK W  | 0   | 100 | 16 | 14 | 60.00  | SF | 40.00     |
| 7              | 0322       | BOAT LFT L  | 0   | 100 | 0  | 0  | 1.00   | UT | 1,500.00  |
| 8              | 0510       | GARAGE WD-  | 0   | 100 | 35 | 24 | 840.00 | SF | 35.00     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | RES MARSH            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.08        |

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100                                                       | 01  | 2,989     | 116.0900    | 121.89         | 364,329        | 1981 | 1981 | 0    | 0    | 0 32.00 | 68.00  |
| 1 SINGLE FAM 100% - 2017 Heated Area: 2585 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |
| 85064 BLACKMON RD, YULEE                                   |     |           |             |                |                |      |      |      |      |         |        |

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

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 70,632      |          |     |                      |     |      |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000116   | C   | RES MARSH            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.08        |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 247,744   |   |
| TOTAL MARKET OB/XF VALUE  |  | 70,632    |   |
| TOTAL LAND VALUE - MARKET |  | 145,800   |   |
| TOTAL MARKET VALUE        |  | 464,176   |   |
| SOH/AGL Deduction         |  | 185,732   |   |
| ASSESSED VALUE            |  | 278,444   |   |
| TOTAL EXEMPTION VALUE     |  | 51,411    |   |
| BASE TAXABLE VALUE        |  | 227,033   |   |
| TOTAL JUST VALUE          |  | 464,176   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 428,044   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 17009419   | ADDITION    | 38,572 | 10/16/2017 |
| 7403       | SWIM POOL   | 11,400 | 07/18/1991 |

| SALES DATA                   |           |           |       |       |        |
|------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2049/1004                    | 5/31/2016 | WD Q      | Q     | I     | 01     |
| GRANTOR: ESTEP VICTORIA R    |           |           |       |       |        |
| GRANTEE: MUSIC CHERYL & JAME |           |           |       |       |        |
| 0456/0140                    | 5/01/1985 | WD Q      | Q     | I     |        |
| GRANTOR:                     |           |           |       |       |        |
| GRANTEE:                     |           |           |       |       |        |

| BUILDING NOTES                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2000] W29 FEP=[YR=2000] W20 S10 BAS=[YR=1993] W10 S32 E33 N10 FOP=[YR=1993] E7 FCP=[YR=1993] E19 N17 FST=[YR=1993] N5 W9 S5 E9 \$ W9 N5 W10 S22 \$ N5 W7 S5 \$ N5 E7 N17 W30 \$ E20 N10 \$ S10 E29 N10 \$ PTR= E15 OWB=[YR=2000] E40 S17 W7 S15 W33 N32 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |