TRACT 12
LOFTON BLUFF SUB PB 4/57

RASH GLENDA F L/E/
85084 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4620-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

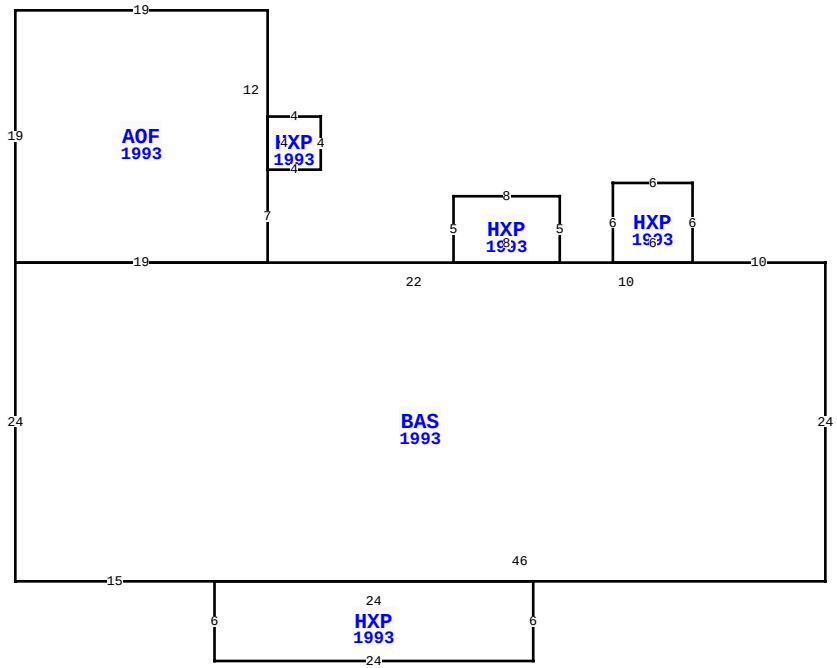
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	361	110	1993	397	36,017
BAS	1,464	100	1993	1,464	132,818
HXP	16	30	1993	5	454
HXP	36	30	1993	11	998
HXP	40	30	1993	12	1,089
HXP	144	30	1993	43	3,901
TOTALS	2,061			1,932	175,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	107.0000	112.35	217,060	1977	1977	0	0	0	19.25	80.75

1 SINGLE FAM 100% - 0 Heated Area: 1825 HX Base Yr 1978



85084 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,276
TOTAL MARKET OB/XF VALUE		1,843
TOTAL LAND VALUE - MARKET		144,450
TOTAL MARKET VALUE		321,569
SOH/AGL Deduction		198,481
ASSESSED VALUE		123,088
TOTAL EXEMPTION VALUE	HX HB SL	123,088
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		321,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2822/102	9/26/2025	QC	U	I	11	100
GRANTOR: RASH CLAUDE G & GLEND						
GRANTEE: LOWARY CLAUDETTE						
0249/0165	9/29/1977	WD	U	I		46,000
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: RASH CLAUDE G & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 HXP=[YR=1993] N6 W6 S6 E6 $ W10
HXP=[YR=1993] N5 W8 S5 E8 $ W22 AOF=[YR=1993] N7
HXP=[YR=1993] E4 N4 W4 S4 $ N12 W19 S19 E19 $ W19 S24 E15
HXP=[YR=1993] S6 E24 N6 W24 $ E46 N24 $.

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
2	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	1987	1987	3	20	1,344	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	1987	1987	3	20	499	

LAND DESCRIPTION

TOTAL OB/XF 1,843

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	100	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	135,000.00	135,000.00	144,450							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 144,450 Market: 0 Agricultural: 0 Common: 144,450 PRINTED 07/09/2026 BY SYS