TRACT 15
LOFTON BLUFF SUB PB 4/57

DUNCAN JULIA MARGARET
1742 CANOVA ST SE
PALM BAY, FL 32909

2026

43-2N-27-4620-0015-0000

BUILDING CHARACTERISTICS

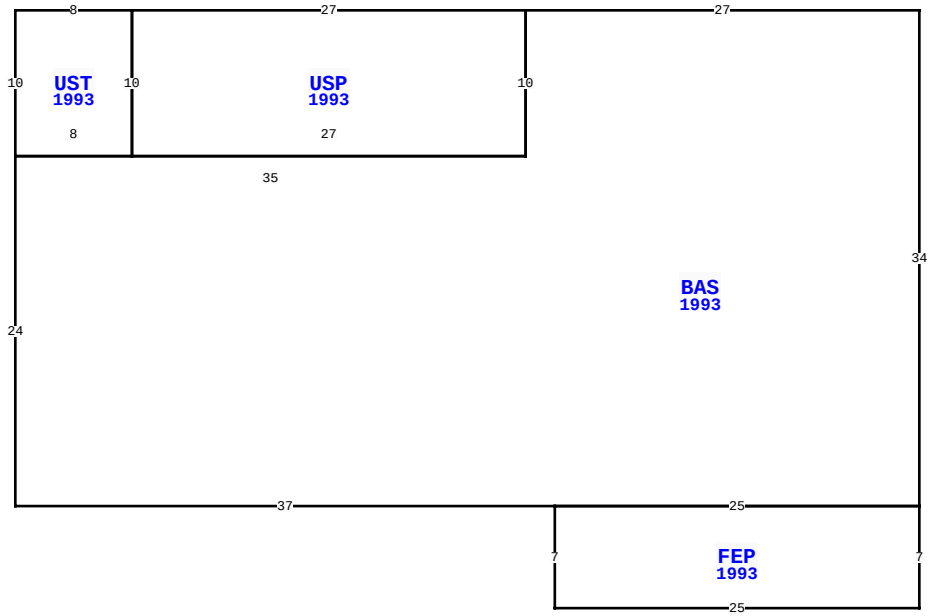
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1993	1,758	52,540
FEP	175	85	1993	149	4,453
USP	270	50	1993	135	4,035
UST	80	55	1993	44	1,315
TOTALS	2,283			2,086	62,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,086	117.2000	99.62	207,807	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1907 HX Base Yr



85116 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	62,342
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	209,250
TOTAL MARKET VALUE	277,592
SOH/AGL Deduction	96,816
ASSESSED VALUE	180,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,776
TOTAL JUST VALUE	277,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24328	DEMOLITION	3,850	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/1616	2/25/2026	TD	U	I	11	100
GRANTOR: DUNCAN JAMES DAVID RE						
GRANTEE: DUNCAN JULIA MARGAR						
1417/0740	6/05/2006	WD	Q	I	01	100
GRANTOR: DUNCAN DAVID J & NANC						
GRANTEE: DUNCAN JAMES D REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=1993] W27 UST=[YR=1993] W8 S10 E8 N10$ S10 E27 N10$ S10 W35 S24 E37 FEP=[YR=1993] S7 E25 N7 W25$ E25 N34$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.55	AC		1.00	1.00	1.00	135,000.00	135,000.00	209,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.55 Total Land Value: 209,250 Market: 0 Agricultural: 0 Common: 209,250 PRINTED 07/09/2026 BY SYS