TRACT 18
IN OR 687 PG 1955
2013 JACOBSEN DW/MH

REEVES SHIRLENE S
85138 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4620-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

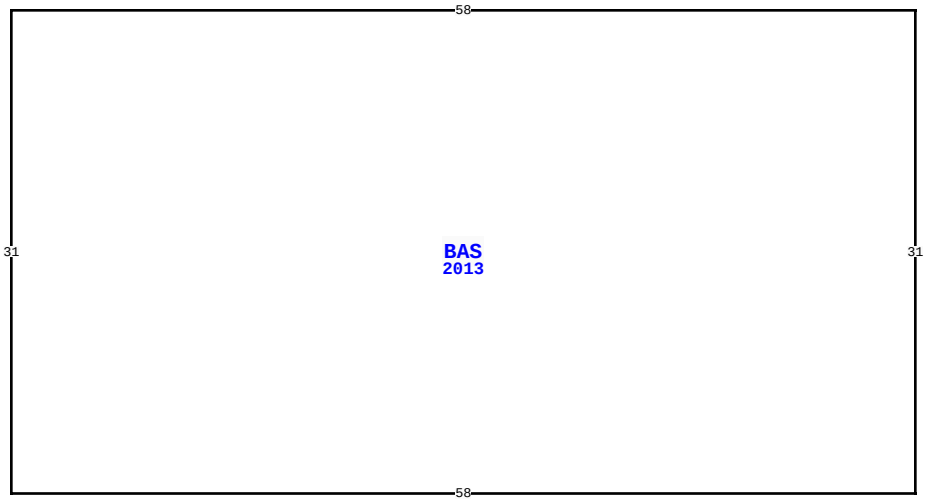
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	2013	1,798	153,172
TOTALS	1,798			1,798	153,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,798	139.2000	125.28	225,253	2013	2013	0	0	0	32.00	68.00

1 M/H 94+ 100% - 0 Heated Area: 1798 HX Base Yr 1982



85138 BLACKMON RD, YULEE

BLD DATE	06/18/2025 KWA	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		177,896
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		137,700
TOTAL MARKET VALUE		317,216
SOH/AGL Deduction		185,016
ASSESSED VALUE		132,200
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		75,789
TOTAL JUST VALUE		317,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,929

MISC STRG = NV : KW 6/2025
DW/MH/ID JACFL31629AC(A/B) _ TITLE: 111753553 & 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135474	CO ISSUED	0	05/21/2013
MH135474	CO ISSUED	0	05/01/2013
MH135474	MH MOVE-ON	0	05/01/2013
B24055	ADDITION	7,732	10/01/2010
973984	CHNGE SRVC	0	08/01/1997
4345	N/A	14,488	09/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0687/1955	9/08/1993	WD	U	I	10	12,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: REEVES JEFFREY & S						
0267/0101	5/29/1977	CD	U	V		800
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: WILLIAMS RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W58 S31 E58 N31 $.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2008	2008	3	27	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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	1.02	AC		1.00	1.00	1.00	135,000.00	135,000.00	137,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 137,700 Market: 0 Agricultural: 0 Common: 137,700 PRINTED 07/09/2026 BY SYS

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Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Quality	06	Quality Level 06

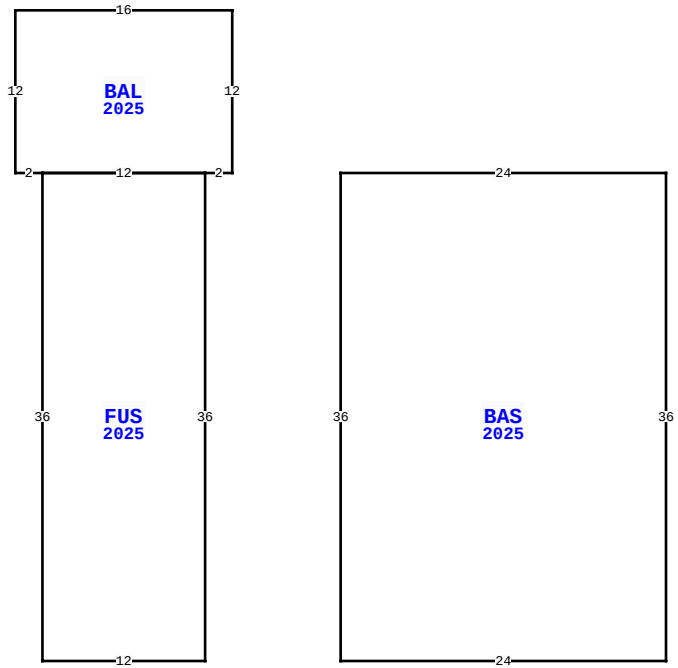
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2025	29	541
BAS	864	100	2025	864	16,122
FUS	432	100	2025	432	8,061
TOTALS	1,488			1,325	24,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,325	95.6800	37.32	49,449	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES 100% - 1982 Heated Area: 1296 HX Base Yr 1982



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GRANTEE: REEVES JEFFREY & S						
0267/0101	5/29/1977	CD	U	V		800
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: WILLIAMS RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=56,10] E24 S36 W24 N36 $
BAL=[YR=2025;ORIG=32,-2] E16 S12 W2 W12 W2 N12 $
FUS=[YR=2025;ORIG=34,10] E12 S36 W12 N36 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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