

TRACTS 19 & 20
IN OR 331/237, OR 594/754 &
OR 827/559

DAVIS MARY
85158 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4620-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

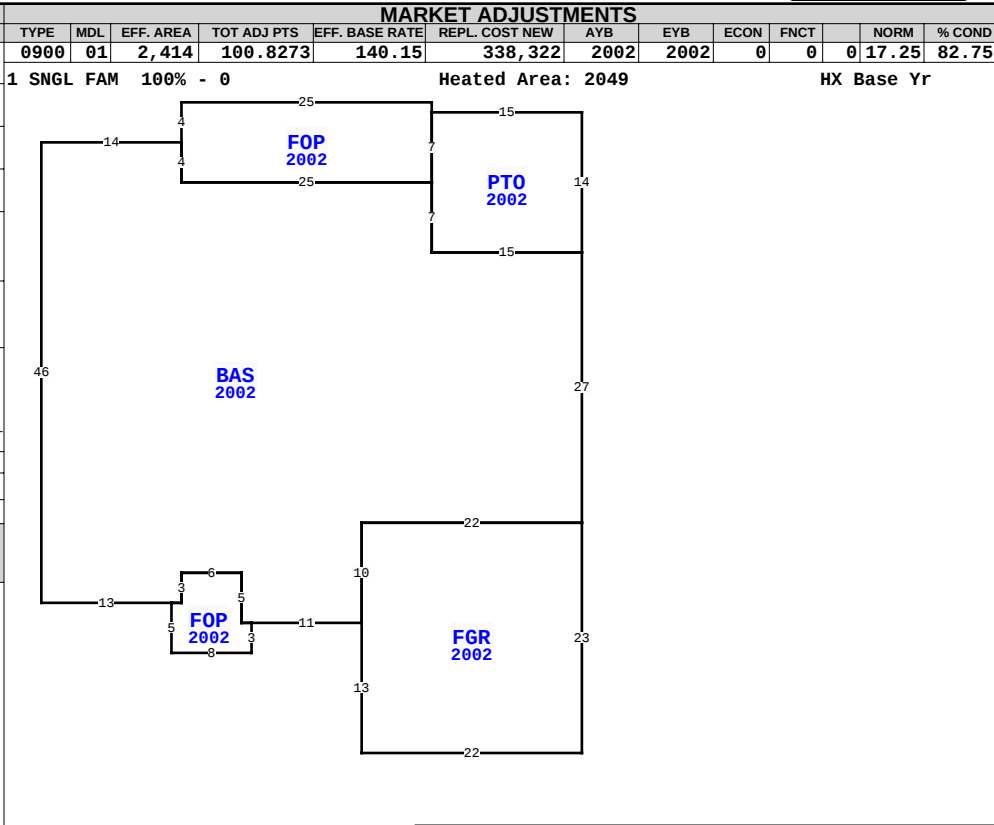
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2002	2,049	237,631
FGR	506	55	2002	278	32,241
FOP	56	30	2002	17	1,972
FOP	200	30	2002	60	6,958
PTO	210	5	2002	10	1,160

TOTALS	3,021			2,414	279,961
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	30	45	1,350.00	SF	35.00
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00
3	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00
4	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
8	1242	WD DECK A	0	100	16	16	256.00	SF	10.00
10	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00

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	2.26

REVIEW DATE 05/16/2024 BY KWA



85158 BLACKMON RD, YULEE

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
1	0510	GARAGE WD-	0	100	30	45	1,350.00	SF	35.00	35.00	100	1990	1990	3	20	9,450	
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1984	1984	3	20	2,304	
3	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1984	1984	3	20	2,352	
4	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00	390.00	100	2003	2003	3	20	3,510	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
8	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2003	2003	3	20	512	
10	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2010	2010	3	52	4,056	

TOTAL OB/XF										25,124							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	135,000.00	135,000.00	305,100

Total Acres: 2.26 Total Land Value: 305,100 Market: 0 Agricultural: 0 Common: 305,100

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
------------------------	--	--	--	--	--	--	--	--	--	-------------	--	--	--	---

VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										279,961			
TOTAL MARKET OB/XF VALUE										25,124			
TOTAL LAND VALUE - MARKET										305,100			
TOTAL MARKET VALUE										610,185			
SOH/AGL Deduction										366,637			
ASSESSED VALUE										243,548			
TOTAL EXEMPTION VALUE										HX HB WX SX			
BASE TAXABLE VALUE										106,411			
TOTAL JUST VALUE										137,137			
NCON VALUE										610,185			
INCOME VALUE										0			
PREVIOUS YEAR MKT VALUE										610,019			

GR/UT ALUMN (30X45) + GR/UT (24X14) + STRG SHED (2
16X16 WD DECK IS MARSH OBSERVATION AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001346	REPAIR/RRF	0	02/21/2020
B029606	NEW CONSTR	155,516	05/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0827/0559	3/24/1998	WD	U	I	10	12,000	
GRANTOR:SHEFFIELD WM F ETAL							
GRANTEE:DAVIS CHARLES & MAR							
0822/0030	2/04/1998	WD	U	I	10	12,000	
GRANTOR:SHEFFIELD WM F ETAL							
GRANTEE:DAVIS CHARLES & MAR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2002;ORIG=-40,3] W14 S46 E13 E1 N3 E6 S5 E1 E11 N10 E22 N27 W15 N7 W25 N4 \$									
FGR=[YR=2002;ORIG=-22,51] S13 E22 N23 W22 S10 \$									
PTO=[YR=2002;ORIG=0,0] W15 S7 S7 E15 N14 \$									
FOP=[YR=2002;ORIG=-15,0] N1 W25 S4 S4 E25 N7 \$									
FOP=[YR=2002;ORIG=-41,49] S5 E8 N3 W1 N5 W6 S3 W1 \$									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 07/09/2026 BY SYS