TRACT 21
IN OR 822/30
LOFTON BLUFF SUB PB 4/57

BETHANY JAMES DOUGLAS & CHARLOTTE MARIE
85166 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4620-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	34	LAP SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

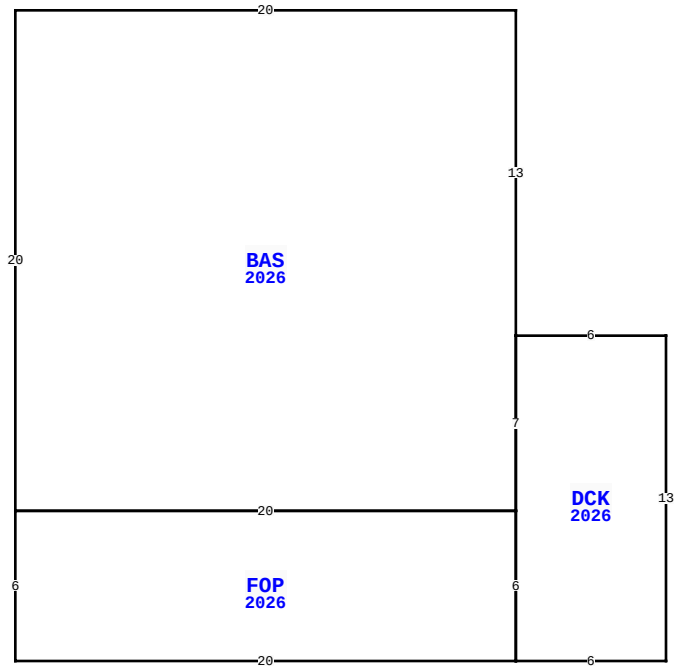
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2026	400	73,788
DCK	78	10	2026	8	1,476
FOP	120	30	2026	36	6,641
TOTALS	598			444	81,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	444	132.7150	184.47	81,905	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 400 HX Base Yr 2026



85166 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		81,905
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		144,450
TOTAL MARKET VALUE		226,355
SOH/AGL Deduction		116,663
ASSESSED VALUE		109,692
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		8,281
TOTAL JUST VALUE		226,355
NCON VALUE		81,905
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012654	NEW CABIN: 380 HT	63,600	11/12/2024
CO250006810			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/456	4/24/2024	WD	Q	V	01	175,000
GRANTOR: DAVIS MARY						
GRANTEE: BETHANY JAMES DOUGL						
0822/0030	2/04/1998	WD	U	V	10	12,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DAVIS CHARLES & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E20 S13 S7 W20 N20 $
FOP=[YR=2026;ORIG=40,30] E20 S6 W20 N6 $
DCK=[YR=2026;ORIG=60,23] E6 S13 W6 N6 N7 $
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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
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 01/20/2026 BY KWX Total Acres: 1.07 Total Land Value: 144,450 Market: 0 Agricultural: 0 Common: 144,450 PRINTED 07/09/2026 BY SYS