BLOCK 1 LOT 2 & BLK 1 LOT 1
IN LOFTON BLUFF #3 PB 4/108
IN OR 1911/22

STILL SUSAN MURRAY & SHANE P
85798 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85806 BLACKMON RD, YULEE

BLD DATE		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	0
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	225,400
TOTAL MARKET VALUE	226,936
SOH/AGL Deduction	22,856
ASSESSED VALUE	204,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,080
TOTAL JUST VALUE	226,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328048	DEMO MH	225	11/01/2013
7182	MH MOVE-ON	4,000	03/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2610/0841	12/23/2022	WD	U	V	11	100
GRANTOR: MURRAY WALTER S SR						
GRANTEE: STILL SUSAN MURRAY						
1911/0022	3/26/2014	SW	U	I	37	58,000
GRANTOR: DAVIS LARRY & ELIZABE						
GRANTEE: MURRAY WALTER S SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	16	16	256.00	SF	30.00	30.00	100	1997	1997	3	20	1,536	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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	1.85	AC		1.00	1.00	0.90	135,000.00	121,500.00	224,775							
2	009630	C	SWAMP	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	500.00	500.00	625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.10 Total Land Value: 225,400 Market: 0 Agricultural: 0 Common: 225,400 PRINTED 07/09/2026 BY SYS