

BLOCK 1 LOT 3
IN OR 2236/901
LOFTON BLUFF 2 PB 4/92 & 93

STILL SUSAN & SHANE
85798 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0030



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

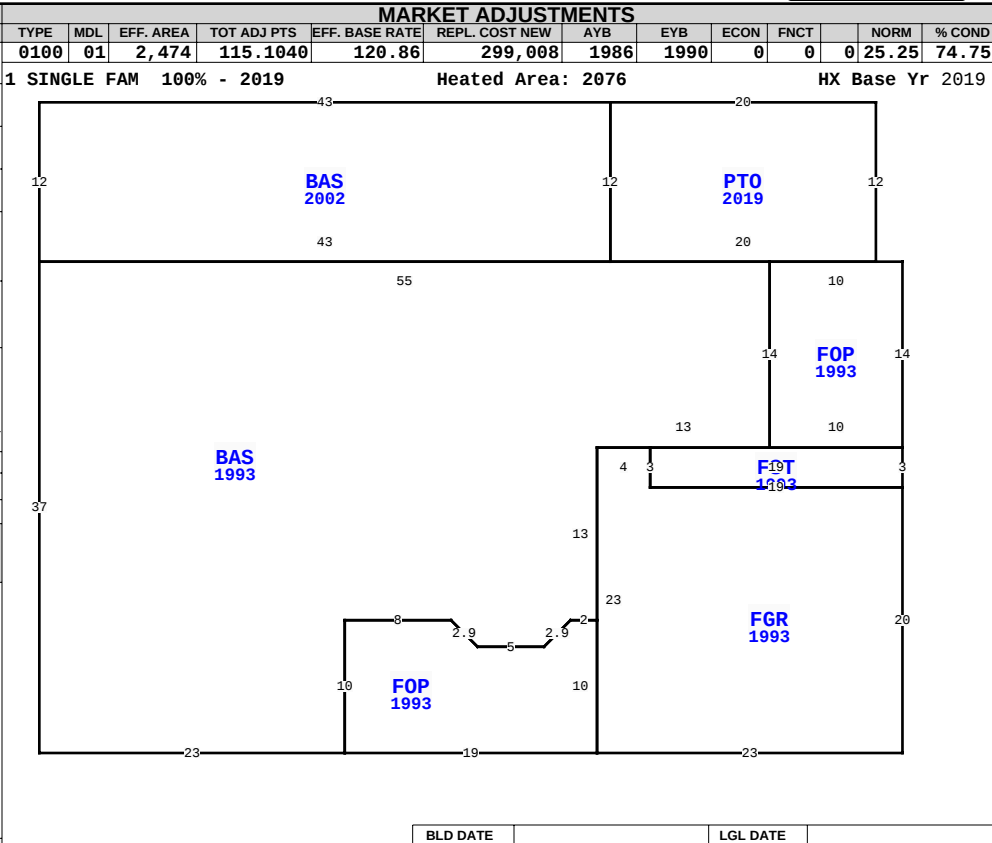
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	140,935
BAS	516	100	2002	516	46,617
FGR	472	55	1993	260	23,489
FOP	140	30	1993	42	3,794
FOP	176	30	1993	53	4,788
FST	57	55	1993	31	2,801
PTO	240	5	2019	12	1,084
TOTALS	3,161			2,474	223,508

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	20	0	1.00	UT	50,000.00	50,000.00
4	0300	BOAT DCK W	0 100	0	0	1,776.00	SF	40.00	40.00
7	0303	FLT DOCK W	0 100	23	7	161.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	OR	0.00	0.00	220.00

REVIEW DATE 07/14/2024 BY KWA



85798 BLACKMON RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
57,880									

Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,323	
TOTAL MARKET OB/XF VALUE		57,880	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		674,203	
SOH/AGL Deduction		299,012	
ASSESSED VALUE		375,191	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		323,780	
TOTAL JUST VALUE		674,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		619,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008464	REPAIR/RRF	7,000	11/14/2017
7860	XFOB	32,640	02/20/1992
6946	XFOB	11,550	01/17/1991
3264	N/A	35,000	03/27/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0901	11/14/2018	QC	U	I	11	100
GRANTOR: MURRAY W S						
GRANTEE: STILL SUSAN & SHANE						
0498/0291	9/01/1986	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS
PTO=[YR=2019] W20 BAS=[YR=2002] W43 S12 BAS=[YR=1993] S37 E23
FOP=[YR=1993] E19 FGR=[YR=1993] E23 N20FST=[YR=1993] N3
FOP=[YR=1993] N14 W10 S14 E10\$ W19 S3 E19 \$ W19 N3 W4 S23 \$
N10 W2 D2 L2 W5 L2 U2 W8 S10\$ N10 E8 D2 R2 E5 R2 U2
E2 N13 E13 N14 W55\$ E43 N12\$ S12 E20 N12\$.

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