

BLOCK 1 LOT 5 OR 566/1018
EX FPL ESMT OR 379 PG 465
LOFTON BLUFF 2 PB 4/92 & 93

CHENEY ANGELA C
85778 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		2 100
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		

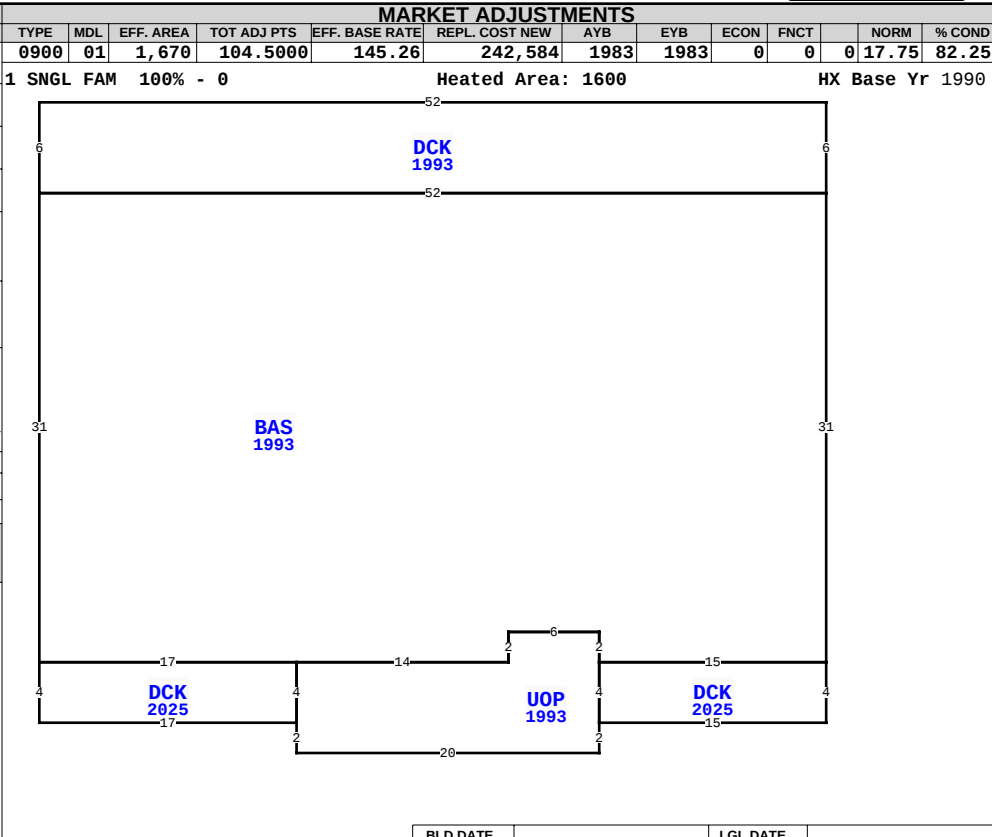
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	191,162
DCK	312	10	1993	31	3,704
DCK	60	10	2025	6	717
DCK	68	10	2025	7	836
UOP	132	20	1993	26	3,107

TOTALS	2,172			1,670	199,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
5	0752	USP	0	100	20	12	240.00	SF	15.00

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	100.00

REVIEW DATE	01/02/2025	BY	KWX
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85778 BLACKMON RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
2	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1989	1989	3	20	3,696	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
5	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1997	1997	3	23	828	

TOTAL OB/XF											7,815		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06 OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000.00		
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Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				199,525	
TOTAL MARKET OB/XF VALUE				7,815	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				357,340	
SOH/AGL Deduction				209,312	
ASSESSED VALUE				148,028	
TOTAL EXEMPTION VALUE		HX HB WX DX		61,411	
BASE TAXABLE VALUE				86,617	
TOTAL JUST VALUE				357,340	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				351,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5775	GARAGE	8,976	05/31/1989
1505	NEW CONSTR	32,350	01/01/1983

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0566/1018	4/03/1989	WD	Q	I		70,000	
GRANTOR: COOKE SYLVIA K							
GRANTEE: CHENEY ROBERT & A C							
0373/0229	11/01/1982	WD	Q	V		18,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-52,4] S31 E17 E14 N2 E6 S2 E15 N31 W52 \$									
UOP=[YR=1993;ORIG=-35,35] S4 S2 E20 N2 N4 N2 W6 S2 W14 \$									
DCK=[YR=2025;ORIG=-35,35] W17 S4 E17 N4 \$									
DCK=[YR=2025;ORIG=-15,35] E15 S4 W15 N4 \$									
DCK=[YR=1993;ORIG=0,-2] W52 S6 E52 N6 \$									