

BLOCK 1 LOT 10
IN OR 1010/814
LOFTON BLUFF 2 PB 4/92 & 93

KIRKPATRICK CHARLES III& GRACE
1731 CANTERBURY STREET
JACKSONVILLE, FL 32205

2026

43-2N-27-4621-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	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	1,332	100	1993	1,332	139,560
FCP	714	25	1993	178	18,650
FOP	112	30	1993	34	3,563
FSP	168	40	1993	67	7,020
FST	147	55	1993	81	8,487
UOP	36	20	1993	7	733

TOTALS 2,509 1,699 178,012

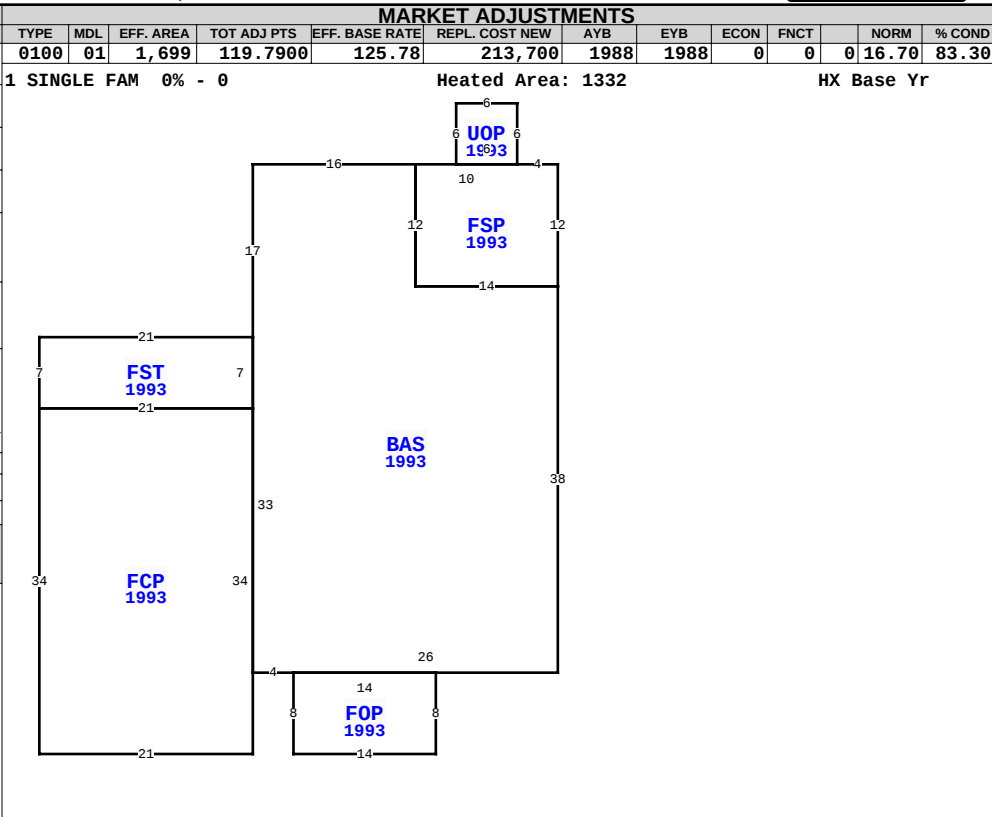
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1983	1983	3	20	384	
3	0511	GARAGE CB-	0	0	26	36	936.00	SF	40.00	40.00	100	1989	1989	3	52	19,469	
5	0300	BOAT DCK W	0	0	24	4	96.00	SF	40.00	40.00	100	1990	1990	3	20	768	
7	0300	BOAT DCK W	0	0	10	6	60.00	SF	40.00	40.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0	0006	OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000							

REVIEW DATE 01/01/2023 BY CD



85720 BLACKMON RD, YULEE

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU

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TOTAL OB/XF 23,201

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1	000131	C	RES CREEK	0	0006	OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000							

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,012
TOTAL MARKET OB/XF VALUE		23,201
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		351,213
SOH/AGL Deduction		0
ASSESSED VALUE		351,213
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		351,213
TOTAL JUST VALUE		351,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M98 3007	H/AC	0	05/01/1998
5612	GARAGE	15,912	04/04/1989
4052	NEW CONSTR	49,895	04/30/1987
4194	NEW CONSTR	1,710	04/30/1987
2135	H/AC	2,475	04/30/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1010/0814	10/02/2001	WD Q	I 10
GRANTOR: RAMBACH JOHN W SR		GRANTEE: KIRKPATRICK CHARLES	
0656/0706	5/01/1992	WD U	I 10
GRANTOR: PHILIPS ELISE ETAL		GRANTEE: RAMBACH JOHN SR & I	
200,000		23,500	

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=1993] W4 UOP=[YR=1993] N6 W6 S6 E6 \$ W10			
BAS=[YR=1993] W16 S17 FST=[YR=1993] W21 S7 FCP=[YR=1993] S34			
E21 N34 W21 \$ E21 N7\$ S33 E4 FOP=[YR=1993] S8 E14 N8 W14\$ E26			
N38 W14 N12\$ S12 E14 N12\$.			

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