BLOCK 1 LOT 16
IN OR 1344/774
ESMT IN OR 537/305

LYTHGOE SANDRA
85644 BLACKMAN RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

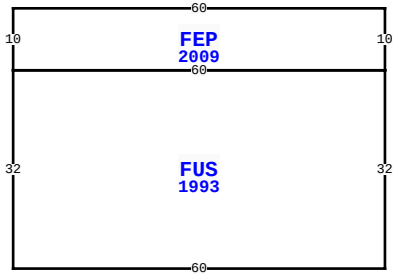
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

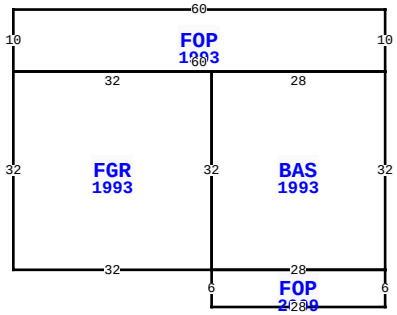
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	76,498
FEP	600	80	2009	480	40,981
FGR	1,024	55	1993	563	48,067
FOP	600	30	1993	180	15,368
FOP	168	30	2009	50	4,269
FUS	1,920	100	1993	1,920	163,925
TOTALS	5,208			4,089	349,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,089	96.8000	101.64	415,606	1988	1993	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2004 Heated Area: 2816 HX Base Yr 2004





85644 BLACKMON RD, YULEE

BLD DATE	03/03/2015 KK	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		371,870
TOTAL MARKET OB/XF VALUE		50,069
TOTAL LAND VALUE - MARKET		368,080
TOTAL MARKET VALUE		790,019
SOH/AGL Deduction		426,666
ASSESSED VALUE		363,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,942
TOTAL JUST VALUE		790,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		782,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003911	REPAIR/RRF	0	05/09/2019
2525	H/AC	4,500	04/15/1988
5007	NEW CONSTR	2,700	04/15/1988
4553	NEW CONSTR	120,700	12/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0774	8/23/2005	QC	Q	I	01	100
GRANTOR: GOLDMAN ARTHUR R & SA						
GRANTEE: LYTHGOE SANDRA L						
1133/0721	4/30/2003	WD	U	I		195,000
GRANTOR: RAGSDALE WALTER C & T						
GRANTEE: GOLDMAN ARTHUR R &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W60 S10 FGR=[YR=1993] S32 E32 FOP=[YR=2009] S6 E28 N6 BAS=[YR=1993] N32 W28 S32 E28$ W28$ N32 W32$ E60 N10$ PTR=N15 FUS=[YR=1993] N32 FEP=[YR=2009] N10 E60 S10 W60$ E60 S32 W60$ S15$.

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
2	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1985	1985	3	20	64	
3	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
4	0350	CARPORT WD	0	0	11	16	176.00	SF	13.00	13.00	100	1987	1987	3	20	458	
5	0350	CARPORT WD	0	0	11	16	176.00	SF	13.00	13.00	100	1987	1987	3	20	458	
6	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	1987	1987	3	20	1,792	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
9	0300	BOAT DCK W	0	100	0	0	2,284.00	SF	40.00	40.00	100	2009	2009	3	48	43,853	

LAND DESCRIPTION

TOTAL OB/XF 50,069

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	100	0006	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	135,000.00	135,000.00	367,200							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	500.00	500.00	880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.48 Total Land Value: 368,080 Market: 0 Agricultural: 0 Common: 368,080 PRINTED 07/09/2026 BY SYS

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ESMT IN OR 537/305

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

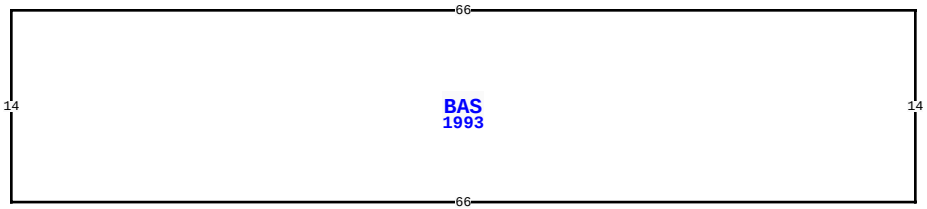
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	22,761
TOTALS	924			924	22,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.6000	82.11	75,870	1987	1987	0	0	0	70.00	30.00

2 M/H 93- 0% - 2004 Heated Area: 924 HX Base Yr 2004



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GRANTOR: RAGSDALE WALTER C & T						
GRANTEE: GOLDMAN ARTHUR R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.48 Total Land Value: 368,080 Market: 0 Agricultural: 0 Common: 368,080 PRINTED 07/09/2026 BY SYS