BLOCK 1 LOT 17A
ESMT OR 393/160
LOFTON BLUFF 2 PB 4/92 & 93

BURCH DONALD L III/ALVARADO ELISA MARIA
85632 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0001-017A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

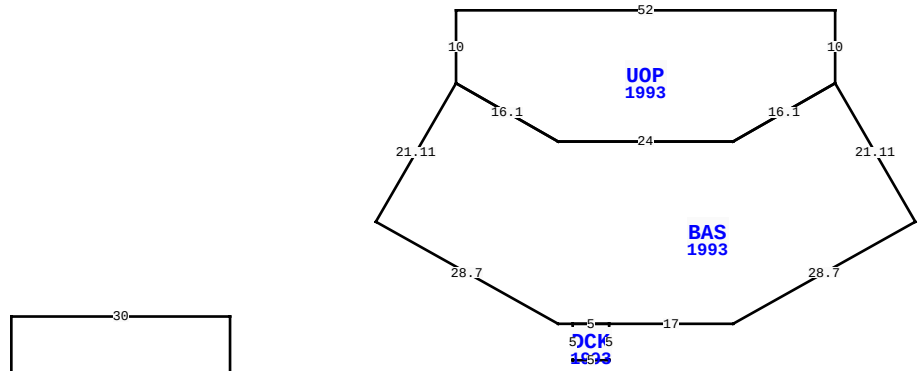
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1993	1,579	137,367
DCK	25	10	1993	2	174
UDG	840	55	1993	462	40,192
UOP	824	20	1993	165	14,354
TOTALS	3,268			2,208	192,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	100.7342	105.77	233,540	1983	1983	0	0	0	17.75	82.25

1 SINGLE FAM 100% - 2025 Heated Area: 1579 HX Base Yr 2025



85632 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		192,087
TOTAL MARKET OB/XF VALUE		6,953
TOTAL LAND VALUE - MARKET		393,137
TOTAL MARKET VALUE		592,177
SOH/AGL Deduction		0
ASSESSED VALUE		592,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		540,766
TOTAL JUST VALUE		592,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/482	7/02/2024	TD	Q	I	02	620,000
GRANTOR: HAMILTON MICHAEL KEIT						
GRANTEE: ALVARADO ELISA MARI						
1589/1134	10/17/2008	QC	Q	I	01	100
GRANTOR: BRANDT ESTHER RUTH						
GRANTEE: BRANDT ESTHER TRUST						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2025	2024		97	5,238	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-52,10] D19L11 D14R25 E2 E5 E17 U14R25
U19L11 D8L14 W24 U8L14 $
UDG=[YR=1993;ORIG=-113,42] E30 S28 W30 N28 $
UOP=[YR=1993;ORIG=0,0] W52 S10 D8R14 E24 U8R14 N10 $
DCK=[YR=1993;ORIG=-36,43] S5 E5 N5 W5 $
PTR=[ORIG=0,0] E30 W30 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,953

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	4.47	AC		1.00	1.00	0.65	135,000.00	87,750.00	392,242							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	500.00	500.00	895							

REVIEW DATE 06/17/2025 BY KW Total Acres: 6.26 Total Land Value: 393,137 Market: 0 Agricultural: 0 Common: 393,137 PRINTED 07/09/2026 BY SYS