BLOCK 1 LOT 19
IN OR 1471/388
CASE#16-2006-DR-004694-FM

DAVIS TINA RENEA
85592 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

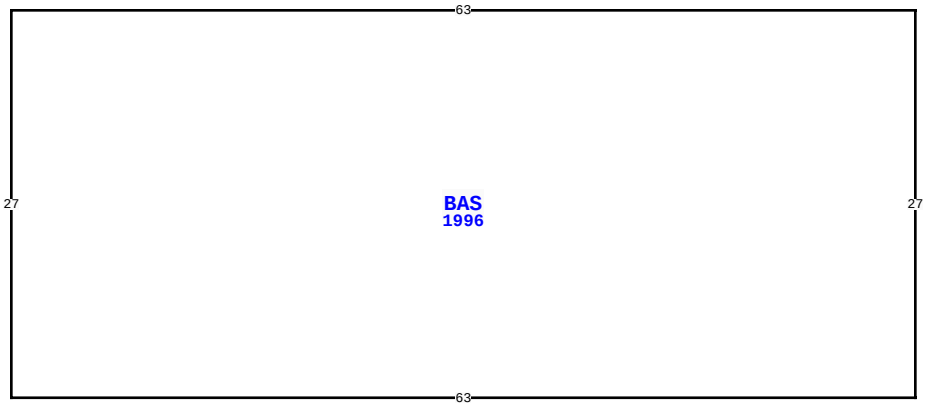
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,701	100	1996	1,701	53,826
TOTALS	1,701			1,701	53,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	117.2000	105.48	179,421	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2006 Heated Area: 1701 HX Base Yr 2006



85592 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,826
TOTAL MARKET OB/XF VALUE		3,567
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		147,393
SOH/AGL Deduction		84,039
ASSESSED VALUE		63,354
TOTAL EXEMPTION VALUE	HX HB	38,354
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961575	MH MOVE-ON	0	01/01/1997
93-023	MH MOVE-ON	500	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/0388	1/12/2007	QC	Q	I	01	100
GRANTOR: GARCIA EDWARD JR & TI						
GRANTEE: CROSBY-GARCIA TINA						
1302/0719	3/16/2005	WD	Q	I	05	83,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GARCIA EDWARD A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W63 S27 E63 N27$.

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	1996	1996	3	76	2,660	
2	0752	USP	0	100	24	9	216.00	SF	15.00	15.00	100	2002	2002	3	28	907	

LAND DESCRIPTION

TOTAL OB/XF 3,567

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS