BLOCK 1 LOT 43 R236060
IN OR 499 PG 55
LOFTON BLUFF 2 PB 4/92 & 93

TAYLOR SHIRLEY A
PO BOX 296
YULEE, FL 32041-0296

2026

43-2N-27-4621-0001-0430

BUILDING CHARACTERISTICS

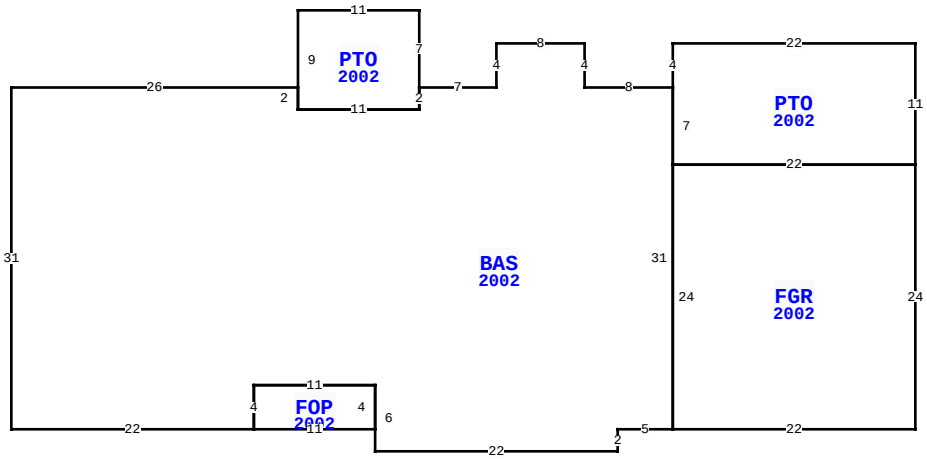
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,870	100	2002	1,870	194,413
FGR	528	55	2002	290	30,150
FOP	44	30	2002	13	1,351
PTO	99	5	2002	5	520
PTO	242	5	2002	12	1,248
TOTALS	2,783			2,190	227,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	123.3820	129.55	283,714	2002	2002	0	0	0	19.75	80.25

1 SINGLE FAM 100% - 0 Heated Area: 1870 HX Base Yr 1987



85476 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,680
TOTAL MARKET OB/XF VALUE		10,920
TOTAL LAND VALUE - MARKET		110,800
TOTAL MARKET VALUE		349,400
SOH/AGL Deduction		132,163
ASSESSED VALUE		217,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,826
TOTAL JUST VALUE		349,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018788	NEW CONSTR	120,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0499/0055	9/01/1986	WD	Q	I		18,000
GRANTOR:						
GRANTEE:						
0499/0051	9/01/1986	WD	U	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W22 S4 BAS=[YR=2002] W8 N4 W8 S4 W7
PTO=[YR=2002] N7 W11 S9 E11 N2$ S2 W11 N2 W26 S31 E22
FOP=[YR=2002] E11 N4 W11 S4$ N4 E11 S6 E22 N2 E5
FGR=[YR=2002] E22 N24 W22 S24$ N31$ S7 E22 N11$.

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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1983	1983	3	20	5,040	
4	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	5,880	

LAND DESCRIPTION

TOTAL OB/XF 10,920

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	0.82	AC		1.00	1.00	1.00	135,000.00	135,000.00	110,700							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	500.00	500.00	100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 110,800 Market: 0 Agricultural: 0 Common: 110,800 PRINTED 07/09/2026 BY SYS