

BLOCK 1 PT OF LOT 45 &
S-1 OF LOT 45 &
TRACT 43

MANGOLD HENRY M & ELIZABETH M
85450 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0001-0450



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2001	1,822	219,803
FGR	504	55	2001	277	33,417
FOP	27	30	2001	8	965
FOP	160	30	2001	48	5,791

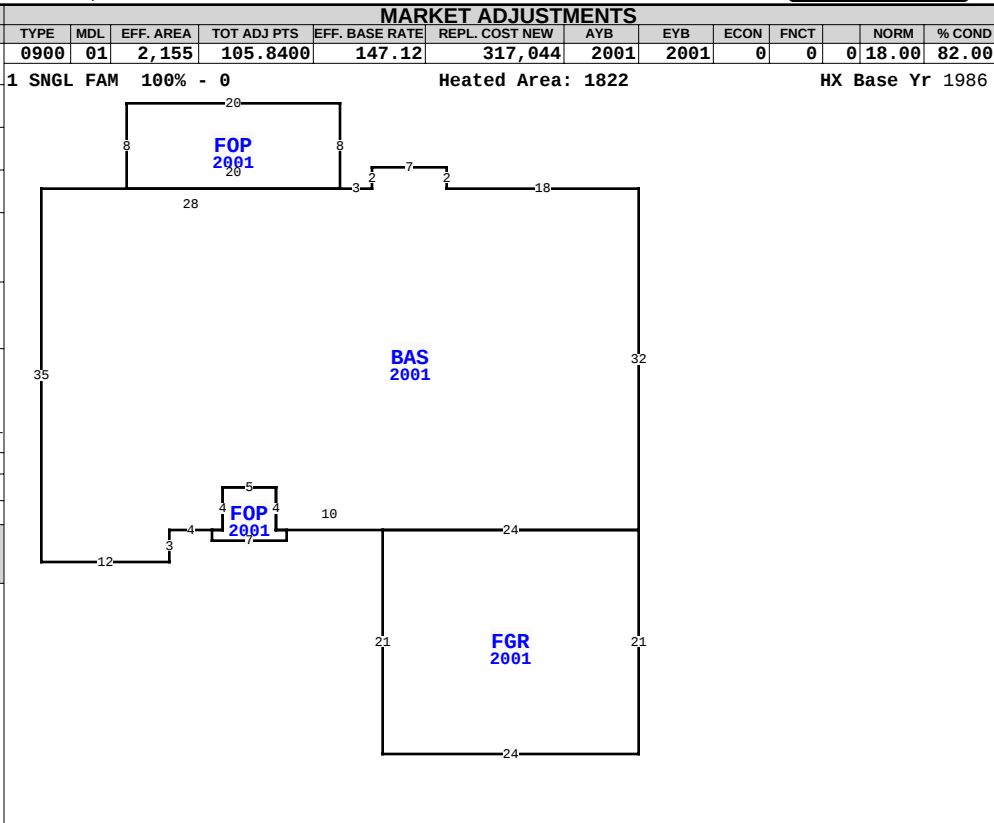
TOTALS	2,513			2,155	259,976
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EXTRA FEATURES

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	0510	GARAGE WD-	0 100	20	26	520.00	SF	35.00	35.00	100	1991	1991	3	20	3,640	
2	0756	FEP	0 100	4	26	104.00	SF	27.00	27.00	100	1991	1991	3	20	562	
3	0940	SHEDS/PORT	0 100	20	26	520.00	SF	30.00	30.00	100	1991	1991	3	20	3,120	
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
6	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123	
7	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123	
8	0681	POLE SHED	0 100	9	19	171.00	SF	15.00	15.00	100	1986	1986	3	20	513	
9	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00	100	2003	2003	3	20	552	
12	0752	USP	0 100	32	12	384.00	SF	15.00	15.00	100	1993	1993	3	20	1,152	

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	000116	C	RES MARSH	100	0006	OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	135,000.00	135,000.00	317,250							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205							



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

85450 BLACKMON RD, YULEE

TOTAL OB/XF																12,649
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	0510	GARAGE WD-	0 100	20	26	520.00	SF	35.00	35.00	100	1991	1991	3	20	3,640	
2	0756	FEP	0 100	4	26	104.00	SF	27.00	27.00	100	1991	1991	3	20	562	
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4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
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7	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1981	1981	3	20	1,123	
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9	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00	100	2003	2003	3	20	552	
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1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	135,000.00	135,000.00	317,250							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.41	AC		1.00	1.00	1.00	500.00	500.00	205							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		259,976
TOTAL MARKET OB/XF VALUE		12,649
TOTAL LAND VALUE - MARKET		317,455
TOTAL MARKET VALUE		590,080
SOH/AGL Deduction		291,847
ASSESSED VALUE		298,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,822
TOTAL JUST VALUE		590,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014967	H/AC	0	04/01/2001
E017946	NEW CONSTR	0	04/01/2001
P014573	NEW CONSTR	0	03/01/2001
B0107932	NEW CONSTR	110,000	02/01/2001
8469	REPAIR/RRF	1,932	10/28/1992
6826	XFOB	10,608	11/07/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1568/0009	5/22/2008	WD Q	I	01	

GRANTOR: MANGOLD HENRY M & ELI	
GRANTEE: MANGOLD HENRY M & E	
0728/0034	4/20/1995
GRANTOR: SHEFFIELD WM F ETAL	
GRANTEE: MANGOLD HENRY MYRON	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2001] W18 N2 W7 S2 W3 FOP=[YR=2001] N8 W20 S8 E20 \$
W28 S35 E12 N3 E4 FOP=[YR=2001] S1 E7 N1 W1 N4 W5 S4 W1 \$ E1
N4 E5 S4 E10 FGR=[YR=2001] S21 E24 N21 W24 \$ E24 N32 \$.