BLOCK 2 LOT 41
IN OR 1148/1511
LOFTON BLUFF #2 PB 4/92 & 94

LEWIS ALBERT J JR
85419 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0410

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

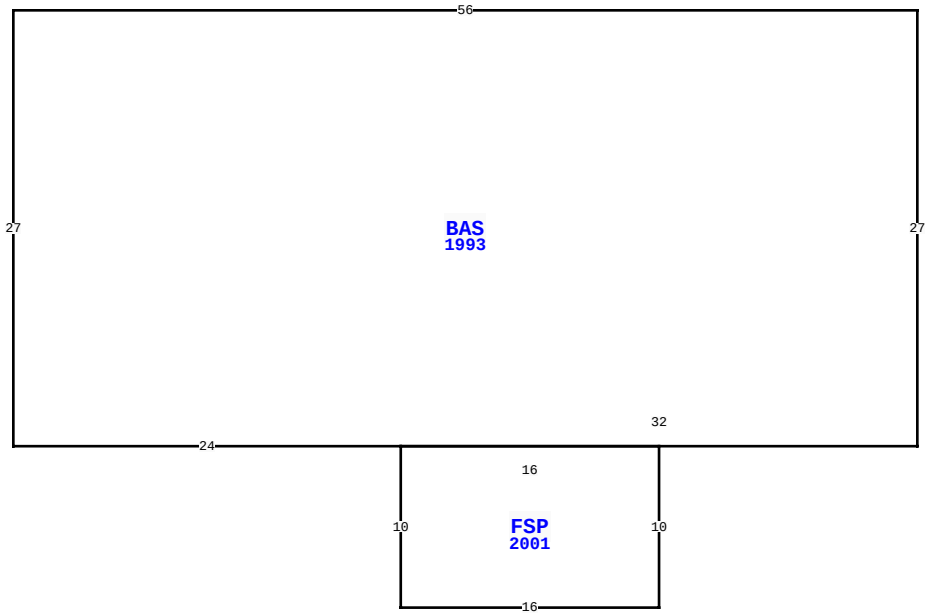
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	45,188
FSP	160	60	2001	96	2,869
TOTALS	1,672			1,608	48,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	117.2000	99.62	160,189	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2004 Heated Area: 1512 HX Base Yr 2004



85419 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		48,057
TOTAL MARKET OB/XF VALUE		25,302
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		163,359
SOH/AGL Deduction		106,341
ASSESSED VALUE		57,018
TOTAL EXEMPTION VALUE	HX HB	32,018
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7522	MH MOVE-ON	30,000	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/1511	6/26/2003	WD	Q	I		85,000
GRANTOR: BAINE CARL R & RHONDA						
GRANTEE: LEWIS ALBERT J JR						
1039/1073	2/25/2002	QC	U	I	07	100
GRANTOR: BAINE LAVERNE LIBBY						
GRANTEE: BAINE CAROL & RHOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E24 FSP=[YR=2001] S10 E16 N10 W16$ E32 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	1242	WD DECK A	0	100	0	0	171.00	SF	10.00	10.00	100	1991	1991	3	20	342	
2	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	2003	2003	3	80	24,960	

LAND DESCRIPTION

TOTAL OB/XF 25,302

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