BLOCK 6 LOT 2
IN OR 1603/1632
LOFTON BLUFF # 2 PB 4/92 & 93

SCOTT KARLA S
85785 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	12	HARDWOOD 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

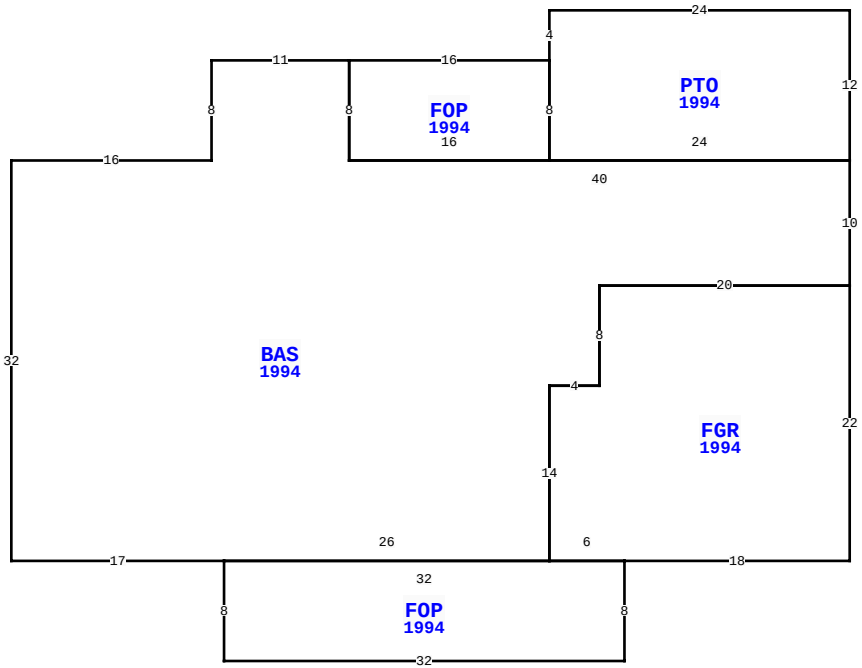
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1994	1,736	176,390
FGR	496	55	1994	273	27,739
FOP	128	30	1994	38	3,861
FOP	256	30	1994	77	7,824
PTO	288	5	1994	14	1,422
TOTALS	2,904			2,138	217,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	111.2300	116.79	249,697	1994	1999	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 0 Heated Area: 1736 HX Base Yr 1995



85785 BLACKMON RD, YULEE

BLD DATE	02/26/2015 KK	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		217,236
TOTAL MARKET OB/XF VALUE		47,053
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		354,289
SOH/AGL Deduction		193,060
ASSESSED VALUE		161,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,818
TOTAL JUST VALUE		354,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0645	NEW CONSTR	81,075	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1603/1632	10/09/2008	QC	Q	I	01	100
GRANTOR: SCOTT DENNIS L						
GRANTEE: SCOTT KARLA S						
0678/0974	4/07/1993	WD	U	I	10	8,800
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: SCOTT DENNIS & CARL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W24 S4 FOP=[YR=1994] W16 BAS=[YR=1994] W11 S8 W16 S32 E17 FOP=[YR=1994] S8 E32 N8 FGR=[YR=1994] E18 N22 W20 S8 W4 S14 E6$ W32 $ E26 N14 E4 N8 E20 N10 W40 N8 $ S8 E16 N8 $ S8 E24 N12 $.

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	1994	1994	3	72	2,520	
4	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1994	1994	3	20	384	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1997	1997	3	23	497	

LAND DESCRIPTION

TOTAL OB/XF 47,053

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