BLOCK 6 LOT 3
LOFTON BLUFF 2 PB 4/92 & 93

MCRAE DAUSEAR FRAYLYNE
85761 BLACKMON RD
YULEE, FL 32097

2026

43-2N-27-4621-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

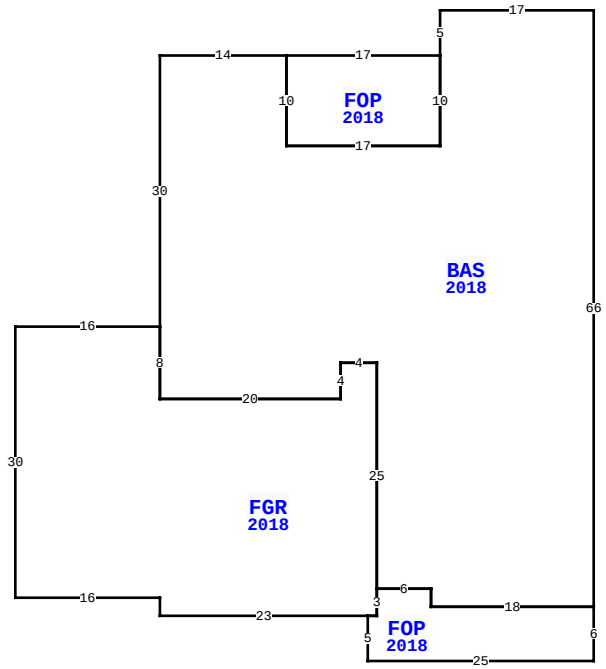
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,263	100	2018	2,263	336,745
FGR	1,072	55	2018	590	87,795
FOP	161	30	2018	48	7,142
FOP	170	30	2018	51	7,589
TOTALS	3,666			2,952	439,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,952	112.9880	157.05	463,612	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 0% - 2026 Heated Area: 2263 HX Base Yr



85761 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	439,272
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	529,272
SOH/AGL Deduction	0
ASSESSED VALUE	529,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,272
TOTAL JUST VALUE	529,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012059	CO ISSUED	0	12/10/2018
18003790	NEW CONSTR	323,088	04/13/2018
4518	GAS PUMPS	2,700	02/23/1993
8002	XFOB	3,460	04/15/1992
7748	REPAIR/RRF	5,000	01/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2825/81	10/24/2025	WD	Q	I	01	610,000
GRANTOR: POPWELL JOHN W JR						
GRANTEE: MCRAE DAUSEAR FRAYL						
1999/1549	8/28/2015	FJ	U	I	11	100
GRANTOR: POPWELL JOHN W EST						
GRANTEE: POPWELL JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S5 S10 W17 N10 W14 S30 S8 E20 N4 E4 S25 E6 S2 E18 N66 $
FGR=[YR=2018;ORIG=-48,35] W16 S30 E16 S2 E23 E1 N3 N25 W4 S4 W20 N8 $
FOP=[YR=2018;ORIG=-17,5] W17 S10 E17 N10 $
FOP=[YR=2018;ORIG=-25,67] S5 E25 N6 W18 N2 W6 S3 W1 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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 03/03/3021 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS