LOT 11
WILSON NECK HILLS PB 4/62

BLANTON STEVE D & JANET M L/E/
85080 JAMIE ROAD
YULEE, FL 32097

2026

43-2N-27-4642-0011-0000

BUILDING CHARACTERISTICS

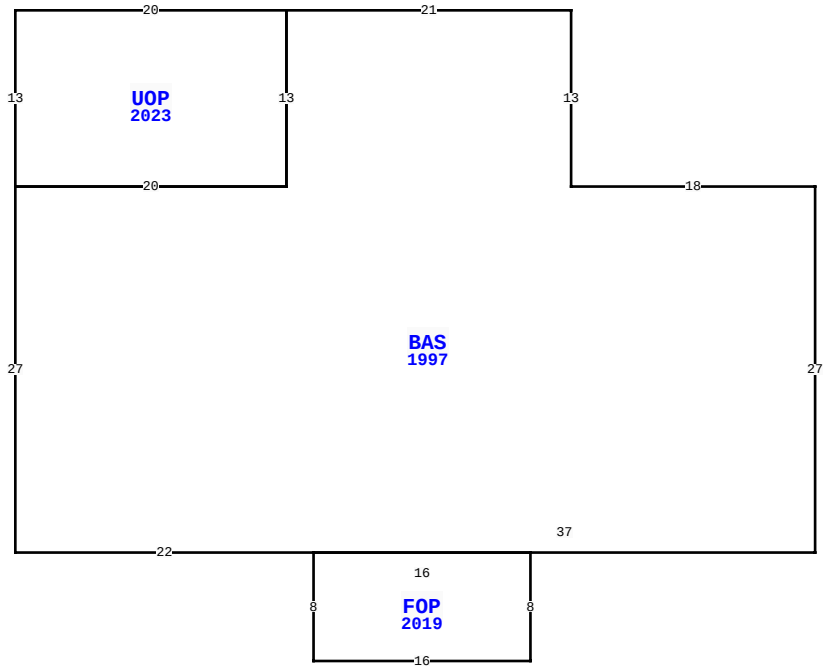
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,866	100	1997	1,866	91,037
FOP	128	30	2019	38	1,854
UOP	260	25	2023	65	3,171
TOTALS	2,254			1,969	96,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,969	123.2000	110.88	218,323	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 0 Heated Area: 1866 HX Base Yr



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

85080 JAMIE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,397
TOTAL MARKET OB/XF VALUE		10,125
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		213,522
SOH/AGL Deduction		109,165
ASSESSED VALUE		104,357
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		47,946
TOTAL JUST VALUE		213,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15139	ADDITION	5,358	04/01/2005
961609	MH MOVE-ON	0	12/01/1996
6956	MH MOVE-ON	16,000	10/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/1703	1/23/2026	LE	U	I	11	100
GRANTOR: BLANTON STEVE D & JAN						
GRANTEE: BLANTON JAMES D						
0435/0788	10/17/1984	WD	Q	V		9,500
GRANTOR: BLACKMON HARRY & DORO						
GRANTEE: BLANTON STEVE D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W18 N13 W21 S13 W20 S27 E22 E37 N27 $
UOP=[YR=2023;ORIG=-39,-13] W20 S13 E20 N13 $
FOP=[YR=2019;ORIG=-37,27] S8 E16 N8 W16 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
3	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2025	2021		86	7,430	

LAND DESCRIPTION

TOTAL OB/XF 10,125

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

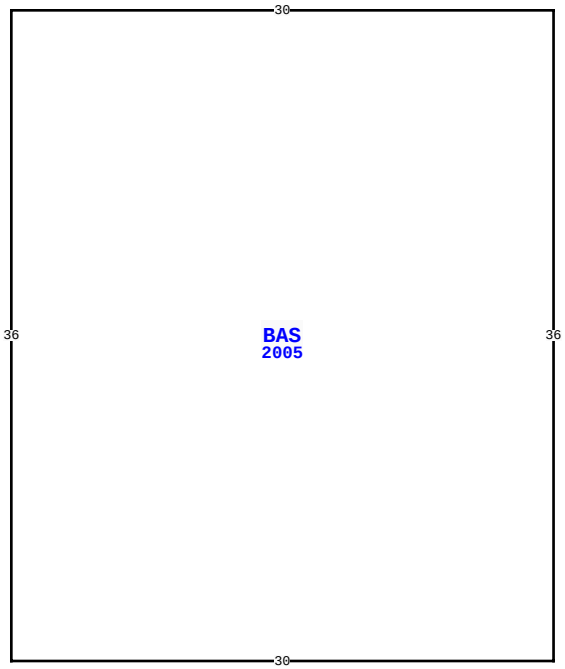
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2005	1,080	17,335
TOTALS	1,080			1,080	17,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	58.8000	22.93	24,764	2005	2005	0	0	0	30.00	70.00

2 GARAGE RES 100% - 0 Heated Area: 1080 HX Base Yr



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GRANTEE: BLANTON STEVE D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S36 E30 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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