LOT 21
WILSON NECK PROPERTIES PB 4/60

TAYLOR GRADY & CATHERINE M L/E/
85323 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4645-0021-0000

BUILDING CHARACTERISTICS

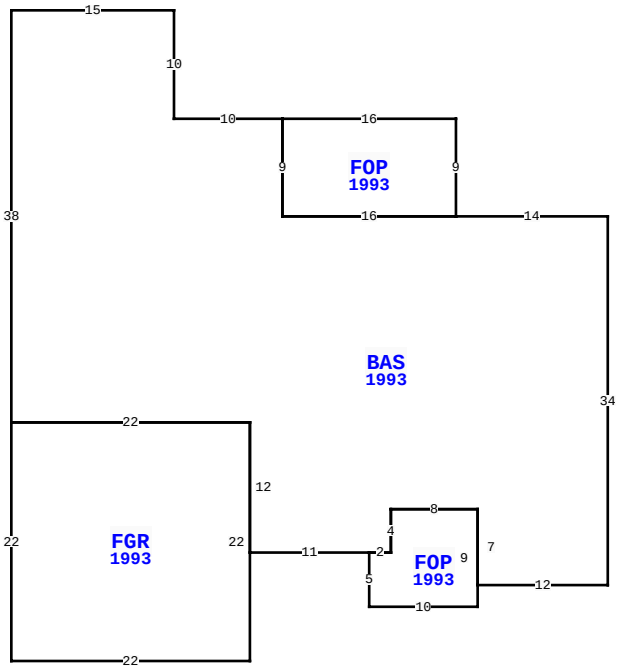
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,820	100	1993	1,820	165,858
FGR	484	55	1993	266	24,241
FOP	82	30	1993	25	2,278
FOP	144	30	1993	43	3,919
TOTALS	2,530			2,154	196,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	104.4680	109.69	236,272	1993	1993	0	0	0	16.92	83.08

1 SINGLE FAM 100% - 0 Heated Area: 1820 HX Base Yr



85323 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	196,295
TOTAL MARKET OB/XF VALUE	4,978
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	291,273
SOH/AGL Deduction	148,634
ASSESSED VALUE	142,639
TOTAL EXEMPTION VALUE	HX HB SL 142,639
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	291,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1325	2/21/2023	LE	U	I	11	100
GRANTOR: TAYLOR GRADY E & CATH						
GRANTEE: KALEEL KIMBERLY KAY						
0690/1850	10/21/1993	WD	Q	I		87,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TAYLOR GRADY & C M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N9 W16 S9 E16$ W16 N9 W10 N10 W15 S38 FGR=[YR=1993] S22 E22 N22 W22$ E22 S12 E11
FOP=[YR=1993] S5 E10 N9 W8 S4 W2$ E2 N4 E8 S7 E12 N34$.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1993	1993	3	20	800	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1993	1993	3	20	1,728	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 4,978

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