LOT 26
IN OR 773 PG 1310
WILSON NECK PROPERTIES PB 4/60

JOHNSON WILLIAM PRESTON/VARELA WENDY
85393 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4645-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

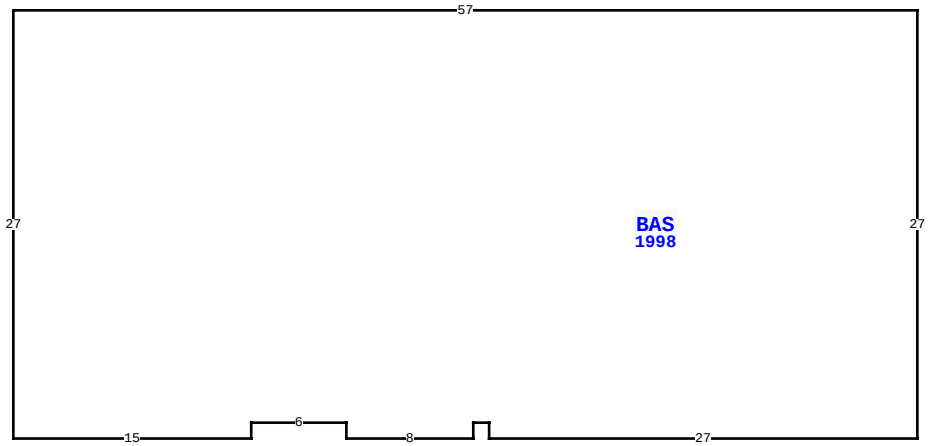
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1998	1,532	74,080
TOTALS	1,532			1,532	74,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	116.8000	105.12	161,044	1997	2002	0	0	0	54.00	46.00

2 M/H 94+ 50% - 2026 Heated Area: 1532 HX Base Yr 2026



85393 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		74,080
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		166,845
SOH/AGL Deduction		48,443
ASSESSED VALUE		118,402
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		93,402
TOTAL JUST VALUE		166,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961511	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/656	4/17/2025	FJ	U	I	11	0
GRANTOR: JOHNSON WILLIAM PREST						
GRANTEE: JOHNSON WILLIAM PRE						
0773/1310	10/10/1996	QC	U	I	07	100
GRANTOR: JOHNSON CECIL BRET						
GRANTEE: JOHNSON WILLIAM PRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W57 S27 E15 N1 E6 S1 E8 N1 E1 S1 E27 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
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	50	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