



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	30	VINYL 100	0800	02	1,456	114.0000	102.60	149,386	2022	2022	0	0	0	3.00	97.00	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ 0% - 2023														Heated Area: 1456																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr																							
Interior Wall	05	DRYWALL 100	BAS 2022														VALUATION BY																							
Interior Floo	08	SHT VINYL 100															Tax Group: 4												STANDARD											
Air Condition	03	CENTRAL 100															Tax Dist:																							
Heating Type	04	AIR DUCTED 100															BUILDING MARKET VALUE												144,904											
Bedrooms	3	100															TOTAL MARKET OB/XF VALUE												6,000											
Bathrooms	2	100															TOTAL LAND VALUE - MARKET												90,000											
Frame	02	WOOD FRAME 100															TOTAL MARKET VALUE												240,904											
Stories	1.	1. 100															SOH/AGL Deduction												0											
Units		0 100															ASSESSED VALUE												240,904											
																	TOTAL EXEMPTION VALUE												0											
Quality	03	Quality Level 03	BASE TAXABLE VALUE												240,904																									
DOR CODE	0200	MOBILE HOME	TOTAL JUST VALUE												240,904																									
MAP NUM			NCON VALUE												0																									
NEIGHBORHOOD/LOC	4048.00		INCOME VALUE												PREVIOUS YEAR MKT VALUE																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	DW/MH VIN: LOHGA20038055(A/B) _ TITLE: 146965291 &																																		
BAS	1,456	100	2022	1,456	144,904																																			
TOTALS	1,456			1,456	144,904																																			
EXTRA FEATURES						85405 BLACKMON RD, YULEE																																		
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																							
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																								
85405 BLACKMON RD, YULEE																																								
BLD DATE																																								
XF DATE																																								
INC DATE																																								
LGL DATE																																								
LAND DATE																																								
AG DATE																																								
05/11/2026 MLU																																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
BAS=[YR=2022] W56 S26 E56 N26\$.																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																							
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 04/05/2024 BY KWA																																								
Total Acres: 0.00																																								
Total Land Value: 90,000																																								
Market: 0																																								
Agricultural: 0																																								
Common: 90,000																																								
PRINTED 07/09/2026 BY SYS																																								