IN OR 1130/1018
EX 2-16

JONES ORIEN DEAN
96120 BLACKROCK ROAD
YULEE, FL 32097

2023

24-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

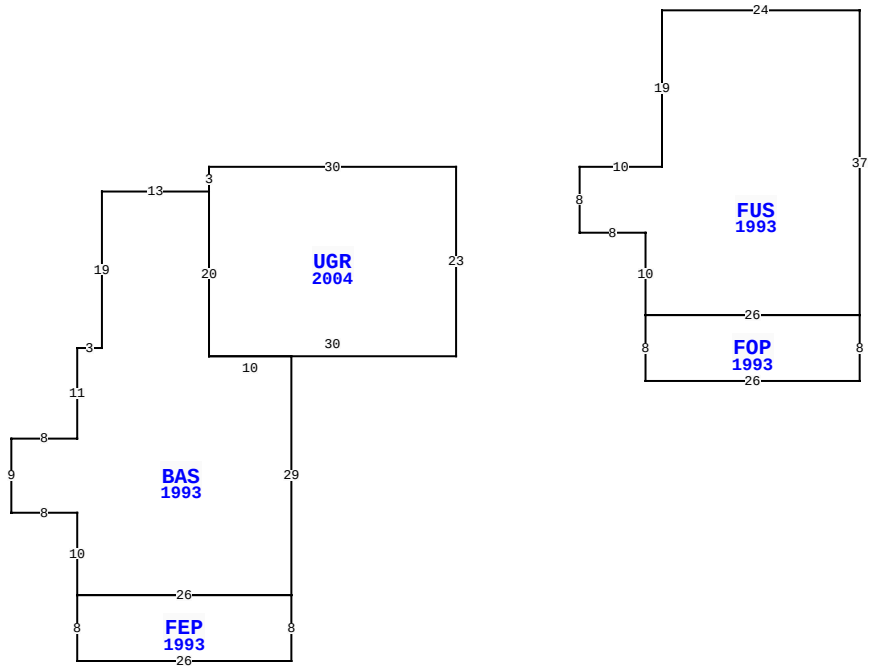
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	07	NONE 30
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	39,561
FEP	208	80	166	6,031
FOP	208	30	62	2,252
FUS	988	100	988	35,892
UGR	690	45	310	11,262
TOTALS	3,183		2,615	94,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0100	01	2,615	89.9520	81.18	212,286	1935	1970	0	0	35	20.25	44.75

1 SINGLE FAM – 100% - 0 Heated Area: 2077 HX Base Yr



96120 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 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		94,998
TOTAL MARKET OB/XF VALUE		46,527
TOTAL LAND VALUE - MARKET		76,160
TOTAL MARKET VALUE		217,685
SOH/AGL Deduction		128,780
ASSESSED VALUE		88,905
TOTAL EXEMPTION VALUE	HX HB SL	88,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		217,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7984	CHNGE SRVC	0	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0278	11/20/1989	WD	U	I	18	100

GRANTOR: JONES IRIS FREEMAN

GRANTEE: JONES ORIEN D L/E

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W30 S3 BAS=[YR=1993] W13 S19 W3 S11 W8 S9 E8 S10 FEP=[YR=1993] S8 E26 N8 W26 $ E26 N29 W10 N20 $ S20 E30 N23 $ PTR= E15 FUS=[YR=1993] E10 N19 E24 S37 FOP=[YR=1993] S8 W26 N8 E26 $ W26 N10 W8 N8 $ W15 $.

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
6	0812	CONCRETE C	0	100	0	0	12,826.00	SF	4.00	4.00	100	2004	2004	3	86	44,121	
7	0351	CARPORT MT	0	100	32	24	768.00	SF	10.00	10.00	100	2004	2004	3	24	1,843	
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	20.10	20.10	100	2000	2000	3	20	563	

LAND DESCRIPTION

TOTAL OB/XF 46,527

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	SFR	100		RS-1	0.00	0.00	0.68	AC		1.00	1.00	1.40	80,000.00	112,000.00	76,160							

REVIEW DATE 12/16/2019 BY KW Total Acres: 0.68 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 08/02/2023 BY SYS