IN OR 2586/1352
CASE #10-CP-185

CARROLL OLLIE & RACHEL A
14299 BONEY RD
JACKSONVILLE, FL 32226

2023

24-2N-28-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

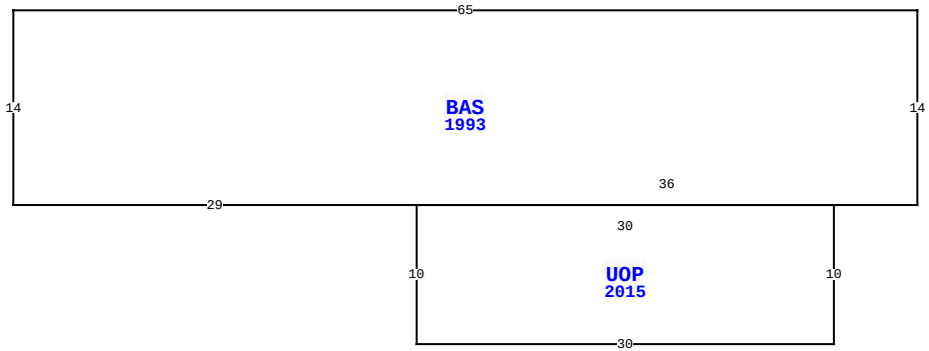
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	18,455
UOP	300	25	75	1,521
TOTALS	1,210		985	19,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	985	104.0000	67.60	66,586	1983	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 910 HX Base Yr



96142 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,976
TOTAL MARKET OB/XF VALUE	4,249
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	104,225
SOH/AGL Deduction	0
ASSESSED VALUE	104,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,225
TOTAL JUST VALUE	104,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7353	REPAIR/RRF	3,969	06/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/1352	8/20/2022	SW	U	I	11	100
GRANTOR: HUGHES PATRICIA A						
GRANTEE: CARROLL OLLIE & RAC						
0963/0680	12/20/2000	WD	U	I		63,000
GRANTOR: JONES EULA						
GRANTEE: HUGHES WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E29 UOP=[YR=2015] S10 E30 N10 W30$ E36 N14$.

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	0810	CONCRETE A	0	0	4	18	72.00	SF	6.50	6.50	100	1970	1970	3	22	103	
5	0510	GARAGE WD-	0	0	34	26	884.00	SF	23.45	23.45	100	1970	1970	3	20	4,146	

LAND DESCRIPTION

TOTAL OB/XF 4,249

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	000115	C	SFR ACRES	0		RS-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS