



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 3																	
Exterior Wall	16	WD FR STUC 100	0900	01	2,950	103.4000	122.79	362,230	2018	2018	0	0	2.00	98.00	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019										Heated Area: 2370										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										395,233									
Interior Floop	13	LVT/LAMMT 100											TOTAL MARKET OB/XF VALUE										70,113									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										857,250									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										1,322,596									
Bedrooms	3	100											SOH/AGL Deduction										823,677									
Bathrooms	2.5	100											ASSESSED VALUE										498,919									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										448,919									
Units	0	100											TOTAL JUST VALUE										1,322,596									
Occupancy	00	NONE 100	NCON VALUE										0																			
Quality		03	Quality Level 03		INCOME VALUE																											
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE										800,254																	
MAP NUM			MKT AREA																													
NEIGHBORHOOD/LOC		4031.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,370	100	2,370	285,192																												
DCK	640	10	64	7,702																												
FEP	210	80	168	20,216																												
FGR	536	55	295	35,499																												
FOP	129	30	39	4,693																												
PTO	276	5	14	1,685																												
TOTALS	4,161		2,950	354,985																												
EXTRA FEATURES					96060 BLACKROCK 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	0810	CONCRETE A	0	100	0	0	710.00	SF	6.50	6.50	100	2018	2018	3	98	4,523																
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2018	2018	3	98	331																
3	0810	CONCRETE A	0	100	35	21	735.00	SF	6.50	6.50	100	2018	2018	3	98	4,682																
4	0855	CONC PAVER	0	100	59	27	1,593.00	SF	10.00	10.00	100	2021	2021	3	100	15,930																
5	0820	WOOD WALK	0	100	42	4	168.00	SF	17.63	17.63	100	2021	2021	3	82	2,428																
6	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2021	2021	3	98	27,989																
7	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2021	2021	3	100	7,560																
8	0855	CONC PAVER	0	100	0	0	667.00	SF	10.00	10.00	100	2021	2021	3	100	6,670																
TOTAL OB/XF 70,113																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE															
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	12.70	AC		1.00	1.00	0.50	135,000.00	67,500.00	857,250															
REVIEW DATE 12/13/2021 BY KW Total Acres: 12.70 Total Land Value: 857,250 Market: 0 Agricultural: 0 Common: 857,250 PRINTED 08/02/2023 BY SYS																																

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
2077/1996	10/17/2016	WD Q	V 01	175,000
GRANTOR: GOLDEN SHIRLEY D				
GRANTEE: NOVY RICHARD T & ME				
0281/0321	12/01/1978	WD Q	V	25,500
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2018] W21 PTO=[YR=2018] W23 S12 E23 N12\$ S12 W23 S11 BAS=[YR=2018] S14 W2 S7 E2 S30 FGR=[YR=2018] S24 E21 N3 FOP=[YR=2018] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W23\$ E23 S14 E7 S2 E14 N57 FEP=[YR=2021] N10 W21 S10 E21\$ W21 N10 W23\$ E44 N7 W12 N8 E12N8\$.				

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0150	01	390	114.8400	57.42	22,394	2021	2021	0	0	0	0.00	100.00																	
Roof Structure	02	SHED 100								3 ACCESSORY U - 100% - 2019										Heated Area: 390										HX Base Yr 2019									
Roof Cover	12	MODULAR MT 100								26 15 BAS 2021 26 15																													
Interior Wall	05	DRYWALL 100																																					
Interior Floor	13	LVT/LAMNT 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	03	FORCED AIR 100																																					
Bedrooms		1 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		01 Quality Level 01																																					
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	390	100	390	22,394																																			
TOTALS		390		390		22,394																						BLD DATE				LGL DATE		01/08/2017		MF			
EXTRA FEATURES		96060 BLACKROCK 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																							