PT GOVT LOTS 1 & 2 OF
SEC 25-2N-28E IN OR 737/1200
BEING PARCEL 2

FREEMAN RICHARD H
P O BOX 3
FERNANDINA BEACH, FL 32035-0003

2023

25-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

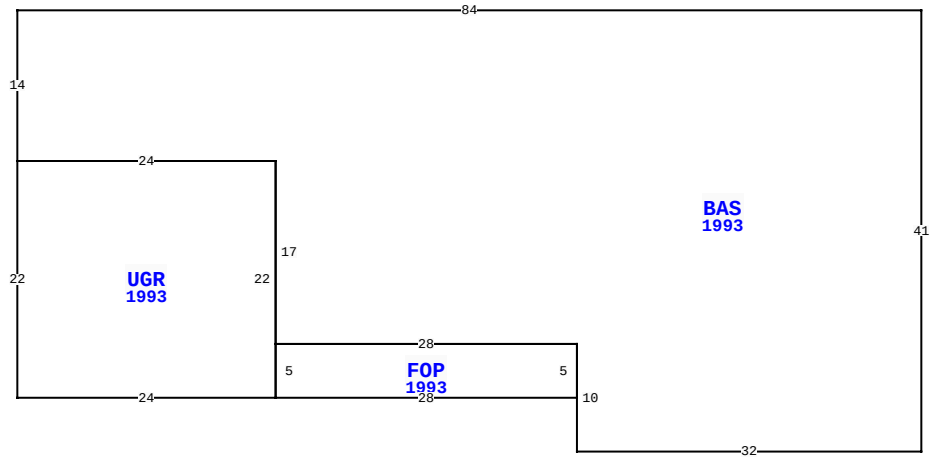
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	189,906
FOP	140	30	42	3,170
UGR	528	45	238	17,964
TOTALS	3,184		2,796	211,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	101.3760	91.49	255,806	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 2516 HX Base Yr



96117 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,040
TOTAL MARKET OB/XF VALUE	32,245
TOTAL LAND VALUE - MARKET	537,740
TOTAL MARKET VALUE	331,916
SOH/AGL Deduction	74,034
ASSESSED VALUE	257,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,882
TOTAL JUST VALUE	781,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/1200	8/25/1995	WD	U	I	07	100
GRANTOR: FREEMAN DEL MARIE (WI						
GRANTEE: FREEMAN RICHARD H (						
0734/0643	7/20/1995	WD	U	I	06	100
GRANTOR: FREEMAN DEL MARIE						
GRANTEE: FREEMAN DEL MARIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W84 S14 UGR=[YR=1993] S22 E24 FOP=[YR=1993] E28 N5 W28 S5 $ N22 W24 $ E24 S17 E28 S10 E32 N41 $.

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	1242	WD DECK A	0	0	17	8	136.00	SF	10.00	10.00	100	1986	1986	3	20	272	
2	1242	WD DECK A	0	0	17	8	136.00	SF	10.00	10.00	100	1986	1986	3	20	272	
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1986	1986	3	52	324	
4	0810	CONCRETE A	0	0	20	23	460.00	SF	6.50	6.50	100	1986	1986	3	52	1,555	
5	0810	CONCRETE A	0	0	52	5	260.00	SF	6.50	6.50	100	1986	1986	3	52	879	
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	100.00	100.00	100	1965	1965	3	20	20	
7	0370	CHICKEN HS	0	0	500	36	18,000.00	SF	0.40	0.40	100	1981	1981	3	20	1,440	
8	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1986	1986	3	52	122	
9	0530	STBL WD	0	0	500	40	20,000.00	SF	4.50	4.50	100	1988	1988	3	20	18,000	
10	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50	6.50	100	1988	1988	3	57	534	

TOTAL OB/XF 23,418

LAND DESCRIPTION

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	16.43	AC		1.00	1.00	1.00	410.00	410.00	6,736							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
5	005970	A	AGRI-POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.43	AC		1.00	1.00	0.40	45,000.00	18,000.00	457,740							

REVIEW DATE 03/13/2020 BY KW Total Acres: 26.43 Total Land Value: 88,631 Market: 457,740 Agricultural: 8,631 Common: 80,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: FREEMAN DEL MARIE						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	100	1988	1988	3	57	448	
12	0680	POLE SHED	0	0	42	30	1,260.00	SF	5.00	5.00	100	1999	1999	3	28	1,764	
13	0681	POLE SHED	0	0	70	45	3,150.00	SF	7.50	7.50	100	1999	1999	3	28	6,615	

LAND DESCRIPTION

TOTAL OB/XF 8,827

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

REVIEW DATE 03/13/2020 BY KW Total Acres: 26.43 Total Land Value: 88,631 Market: 457,740 Agricultural: 8,631 Common: 80,000 PRINTED 08/02/2023 BY SYS