

LOTS 1 & 2
IN OR 2217/1449
(EX OR 1745/1534)

WHEATER JEFFREY CHARLES & LEATHA JONES
96067 BLACKROCK ROAD
YULEE, FL 32097

2023

25-2N-28-0200-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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

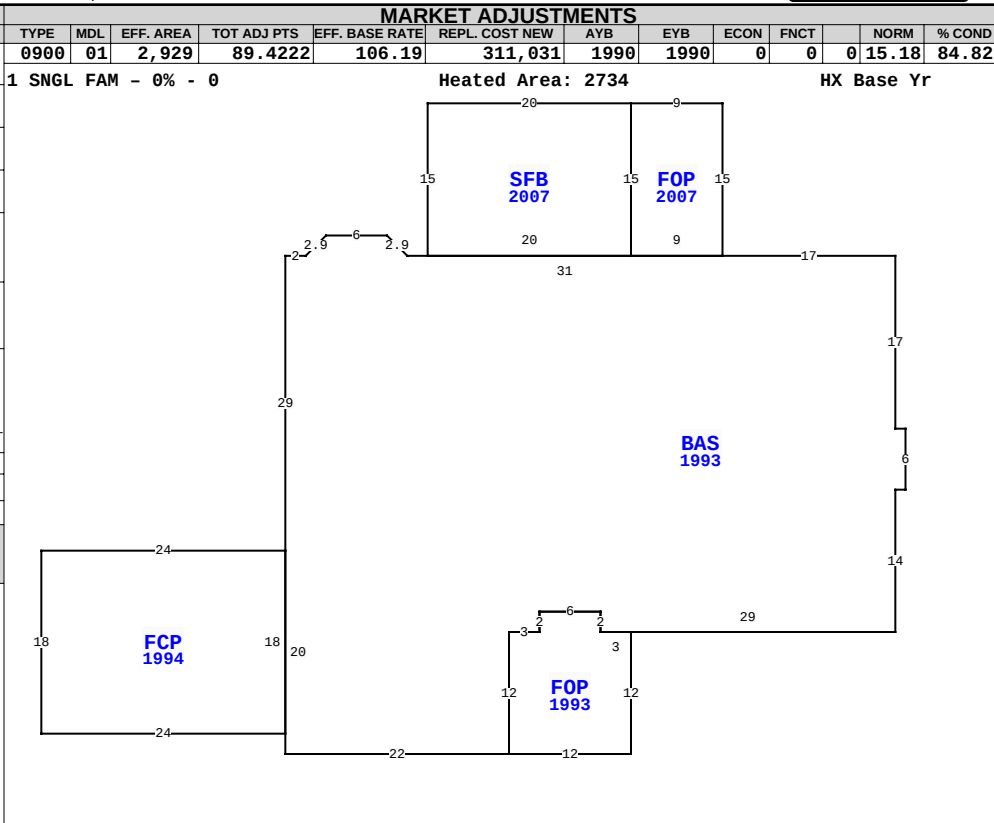
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	224,636
FCP	432	25	108	9,728
FOP	156	30	47	4,233
FOP	135	30	40	3,603
SFB	300	80	240	21,617

TOTALS	3,517	2,929	263,816
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	12	24		288.00	SF 6.50	100	1989
2	0810	CONCRETE A	0	0	0	0		554.00	SF 6.50	100	1993
5	0351	CARPORT MT	0	0	18	18		324.00	SF 10.00	100	2010



96067 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	12	24		288.00	SF 6.50	100	1989	1989	3	59.5	1,114	
2	0810	CONCRETE A	0	0	0	0		554.00	SF 6.50	100	1993	1993	3	68	2,449	
5	0351	CARPORT MT	0	0	18	18		324.00	SF 10.00	100	2010	2010	3	50	1,620	

LAND DESCRIPTION										TOTAL OB/XF							5,183	
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	LA VA	
1	000115	C	SFR ACRES	0		RS-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00		

NASSAU COUNTY PROPERTY												PAGE 1 of 2											
VALUATION SUMMARY												4											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												273,366											
TOTAL MARKET OB/XF VALUE												5,183											
TOTAL LAND VALUE - MARKET												88,800											
TOTAL MARKET VALUE												367,349											
SOH/AGL Deduction												78,890											
ASSESSED VALUE												288,459											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												288,459											
TOTAL JUST VALUE												367,349											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												289,228											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18782	ADDITION	22,290	11/01/2006
MH1209	MH MOVE-ON	0	03/04/1996
94-01119	CARPORT	3,000	07/01/1994
2906	H/AC	3,000	02/07/1989
3386	NEW CONSTR	0	02/07/1989
5502	NEW CONSTR	54,455	02/07/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1449	8/09/2018	WD	Q	I	01	245,000
GRANTOR: NETTLES LARRY E & JER						
GRANTEE: WHEATER JEFFREY CHA						
1605/0721	2/12/2009	QC	U	I	19	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: NETTLES LARRY E ETA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FOP=[YR=2007] N15 W9 SFB=[YR=2007] W20 S15 E20 N15\$ S15 E9\$ W31 L2 U2 W6 D2 L2 W2 S29 FCP=[YR=1994] W24 S18 E24 N18\$ S20 E22 FOP=[YR=1993] E12 N12 W3 N2 W6 S2 W3 S12\$ N12 E3 N2 E6 S2 E29N14 E1 N6 W1 N17\$.											

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