

LOT 3
IN OR 625/800 & OR 1756/703
BLACKROCK ESTATES PBK 5/57

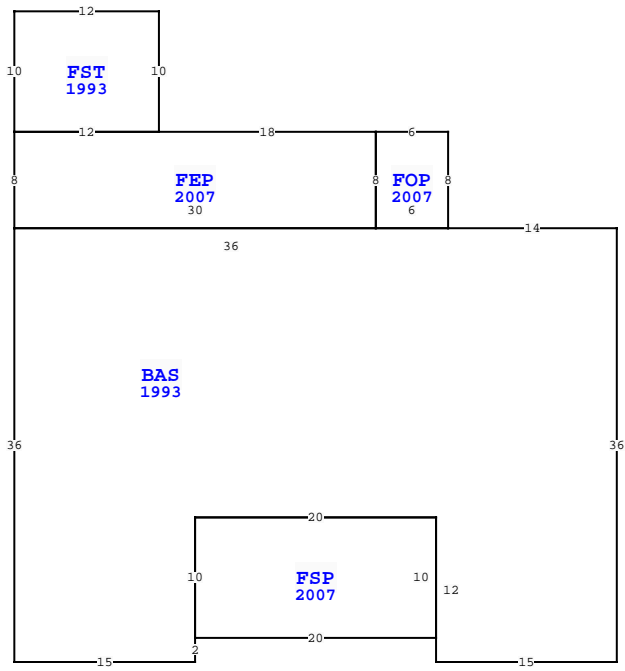
DIXON LAMARR A & CINDY D
96075 BLACKROCK ROAD
YULEE, FL 32097

2023

25-2N-28-0200-0003-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 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	14 CARPET 70			
Interior Floo	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
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	1,560	100	1,560	37,356
FEP	240	85	204	4,885
FOP	48	30	14	335
FSP	200	60	120	2,873
FST	120	65	78	1,868
TOTALS	2,168		1,976	47,317

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,976	122.8000	79.82	157,724	1984	1992	0	0	70.00	30.00	
1 M/H 93- - 100% - 0												
Heated Area: 1764												
HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,317
TOTAL MARKET OB/XF VALUE			2,030
TOTAL LAND VALUE - MARKET			80,800
TOTAL MARKET VALUE			130,147
SOH/AGL Deduction			72,923
ASSESSED VALUE			57,224
TOTAL EXEMPTION VALUE	HX HB DX		37,224
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			130,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5573	ADDITION	350	03/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/0703	9/09/2011	QC	U	I	11	100
GRANTOR: DIXON LAMARR A & CINDY						
GRANTEE: DIXON LAMARR A & CI						
0625/0800	5/06/1991	WD	U	V	10	11,900
GRANTOR: JOHNSON E J JR & F H						
GRANTEE: DIXON LAMARR & CINDY						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

96075 BLACKROCK RD, YULEE

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=1993] W14 FOP=[YR=2007] N8 W6 FEP=[YR=2007] W18
 FST=[YR=1993] N10 W12 S10 E12\$ W12 S8 E30 N8\$ S8 E6\$ W36 S36
 E15 N2 FSP=[YR=2007] E20N10 W20 S10\$ N10 E20 S12 E15 N36\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800								