

LOT 4 & PT OF LOT 5
IN OR 1302/1461
BLACKROCK ESTATES PBK 5/57

STEVENS JUSTIN E
96079 BLACKROCK ROAD
YULEE, FL 32097

2023

25-2N-28-0200-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
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		
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	924	100	924	22,090
UOP	80	25	20	478
UOP	80	25	20	478
TOTALS	1,084		964	23,046

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	964	122.6000	79.69	76,821	1985	1985	0	0	70.00	30.00

1 M/H 93- - 100% - 2006

Heated Area: 924

HX Base Yr 2006

Diagram showing a large rectangular area labeled **BAS 1997**. The area is defined by dimensions: 26 (top), 40 (right), 14 (bottom right), 35 (bottom), 31 (bottom left), 14 (left), and 26 (top left). Two smaller rectangular areas are attached to the top and bottom center of the main area, both labeled **UOP 2018** and **UOP 2007** respectively. These smaller areas have dimensions of 10 (width) and 8 (height).

BLD DATE		LGL DATE	
YE DATE		LAND DATE	06/20/2023

ML

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