LOT 7
IN OR 1856/759
BLACKROCK ESTATES PBK 5/57

HOLOWELL IRA L
96091 BLACKROCK RD
YULEE, FL 32097

2023

25-2N-28-0200-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

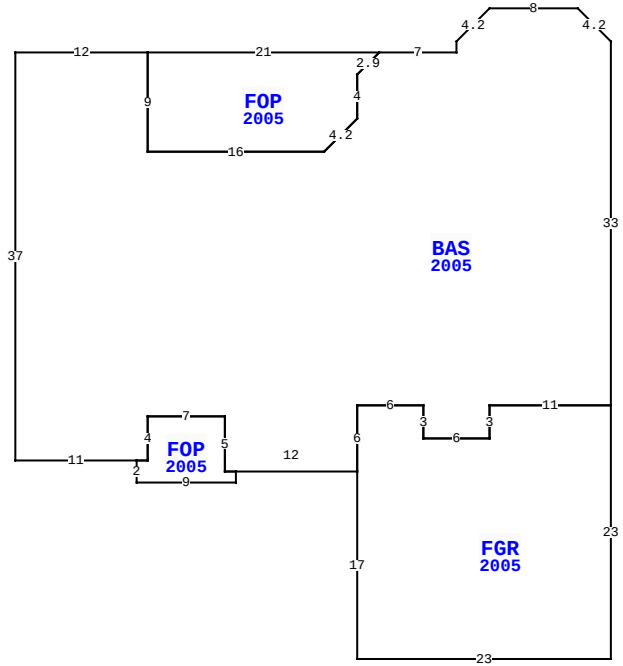
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	201,467
FGR	511	55	281	32,093
FOP	45	30	14	1,599
FOP	169	30	51	5,825
TOTALS	2,489		2,110	240,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,110	105.1099	124.82	263,370	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 1764 HX Base Yr 2014



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 06/20/2023 MLU
INC DATE			AG DATE

96091 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,984
TOTAL MARKET OB/XF VALUE		68,625
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		390,409
SOH/AGL Deduction		175,439
ASSESSED VALUE		214,970
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,970
TOTAL JUST VALUE		390,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003744	SCRN ENCLSR	10,693	05/04/2020
B202688	REMODEL	10,693	04/09/2020
B2001343	SWIM POOL	53,962	02/01/2020
M1521240	H/AC	0	06/02/2015
M09276	MECH OTHER	0	02/01/2005
E0514211	ELEC OTHER	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/0759	4/29/2013	WD	Q	I	02	179,900
GRANTOR: HILL JACOB & AMY M TU						
GRANTEE: HOLOWELL IRA L						
1228/1683	5/10/2004	WD	U	I	19	35,200
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: HILL JACOB & AMY M						

BUILDING NOTES

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
3	0810	CONCRETE A	0	100	0	0	1,711.00	SF	6.50	6.50	100	2005	2005	3	87	9,676	
4	0911	SCRN RM A	0	100	40	28	1,120.00	SF	17.50	17.50	100	2020	2020	3	93	18,228	
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
7	0855	CONC PAVER	0	100	0	0	728.00	SF	10.00	10.00	100	2020	2020	3	99	7,207	

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8 D3 L3 S1 W7 FOP=[YR=2005] W21 S9 E16 U3 R3 N4 U2 R2 $ D2 L2 S4 D3 L3 W16 N9 W12 S37 E11
FOP=[YR=2005] S2 E9 N1 W1 N5 W7 S4 W1$ E1 N4 E7 S5 E12
FGR=[YR=2005] S17 E23 N23 W11 S3 W6 N3 W6 S6$ N6 E6 S3 E6 N3 E11 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 68,625

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	000100	C	SFR	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 12/21/2020 BY KW Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS