PT OR 1508/386
EX 2-7
ESMT IN OR 232/597

OLIVER MARIA
P O BOX 748
YULEE, FL 32041

2023

38-3N-28-0000-0002-0010

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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	05	Quality Level 05

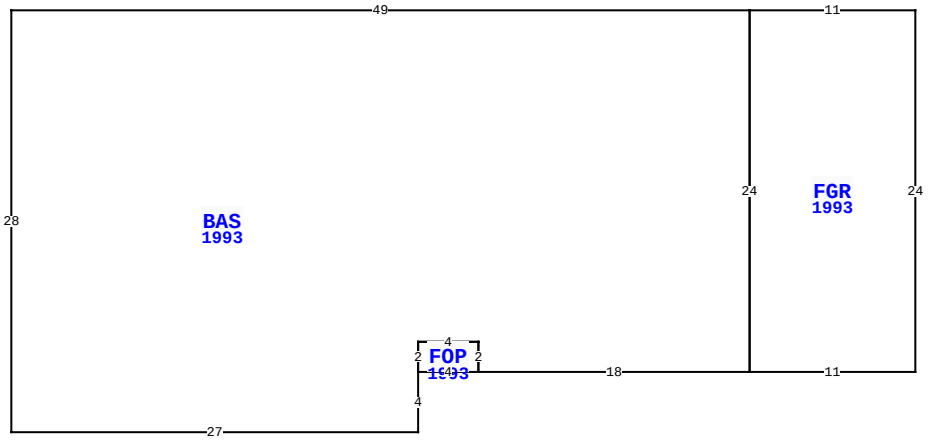
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1,276	114,762
FGR	264	55	145	13,041
FOP	8	30	2	180
TOTALS	1,548		1,423	127,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	128.5856	116.05	165,139	1977	1977	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 0 Heated Area: 1276 HX Base Yr



96310 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,983
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		223,983
SOH/AGL Deduction		140,839
ASSESSED VALUE		83,144
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		28,144
TOTAL JUST VALUE		223,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0386	6/26/2007	PR	U	I	01	100
GRANTOR: OLIVER MARIA P/R						
GRANTEE: OLIVER MARIA						
0161/0689	1/01/1974	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W49 S28 E27 N4 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E18 N24 $ S24 E11 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RMH	0.00	0.00	1.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,000							

REVIEW DATE 11/20/2018 BY KWA Total Acres: 1.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS