IN OR 380/748
R108001

HICKMAN VIVIAN
96300 BLACKROCK ROAD
YULEE, FL 32097

2023

38-3N-28-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

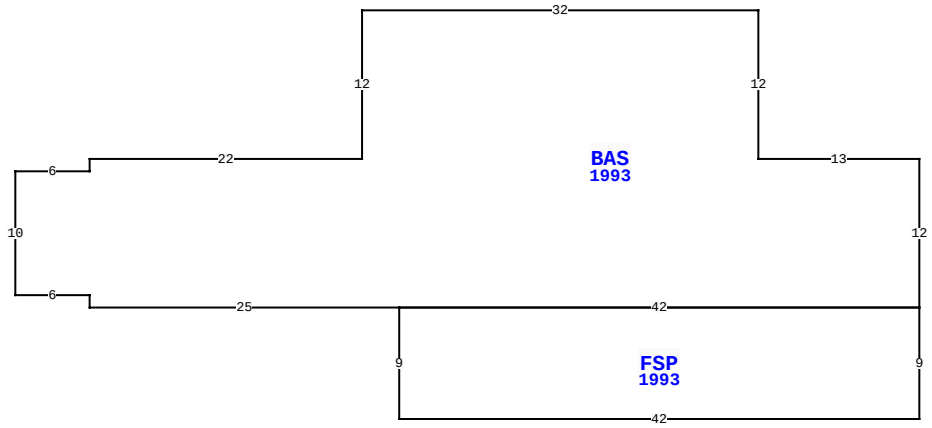
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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	1,248	100	1,248	22,389
FSP	378	60	227	4,073
TOTALS	1,626		1,475	26,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,475	92.0000	59.80	88,205	1974	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1248 HX Base Yr



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

96300 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,462
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	88,702
SOH/AGL Deduction	0
ASSESSED VALUE	88,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,702
TOTAL JUST VALUE	88,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2545/1684	3/10/2022	QC	U	I	11	35,000
GRANTOR: NELSON BARBARA A						
GRANTEE: HICKMAN VIVIAN						
0976/0554	3/16/2001	QC	U	I	01	100
GRANTOR: NELSON DANNY H & BARB						
GRANTEE: NELSON DANNY H & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N12 W32 S12 W22 S1 W6 S10 E6 S1 E25
FSP=[YR=1993] S9 E42 N9 W42 $ E42 N12$.

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
1	1242	WD DECK A	0	0	14	40	560.00	SF	10.00	10.00	100	1989	1989	3	20	1,120	
2	1242	WD DECK A	0	0	6	20	120.00	SF	10.00	10.00	100	1989	1989	3	20	240	
3	0351	CARPORT MT	0	0	20	22	440.00	SF	10.00	10.00	100	1995	1995	3	20	880	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	000102	C	SFR/MH	0		RMH	249.00	90.00	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000							

REVIEW DATE 10/12/2017 BY KWX Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS