PT OF SEC 38-3N-28E
IN OR 2594/263

VARGAS BALBINA VARGAS DE &/BOWEN RUBY E
96273 BLACKROCK RD
YULEE, FL 32097

2023

38-3N-28-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

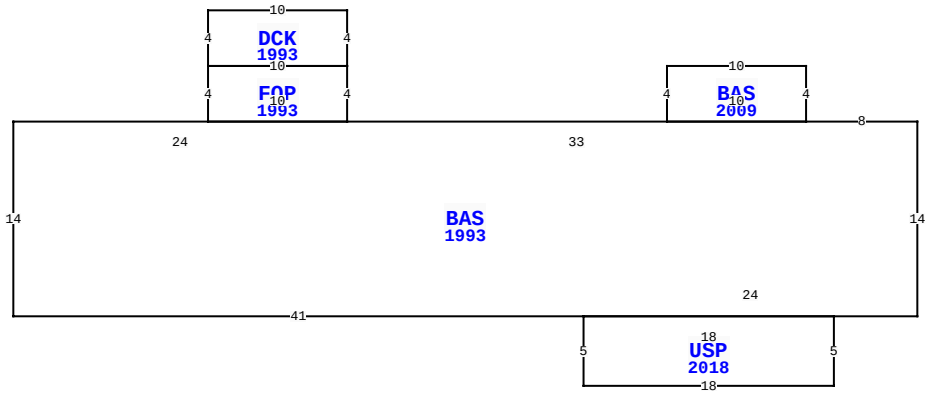
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	13,167
BAS	40	100	40	579
DCK	40	15	6	87
FOP	40	30	12	174
USP	90	50	45	651
TOTALS	1,120		1,013	14,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,013	74.2000	48.23	48,857	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 950 HX Base Yr 2023



96273 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		14,657
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		61,457
SOH/AGL Deduction		0
ASSESSED VALUE		61,457
TOTAL EXEMPTION VALUE	HX HB	36,457
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		61,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0263	9/07/2022	QC	U	I	11	100
GRANTOR: 96273 BLACKROCK ROAD						
GRANTEE: VARGAS BALBINA V D						
2589/1456	9/07/2022	QC	U	I	11	90,000
GRANTOR: BOWEN FREDDIE D JR						
GRANTEE: VARGAS BALBINA V D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=2009] N4 W10 S4 E10 $ W33
FOP=[YR=1993] N4 DCK=[YR=1993] N4 W10 S4 E10 $ W10 S4 E10 $
W24 S14 E41 USP=[YR=2018] S5 E18 N5 W18 $ E24 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	RMH	100.00	162.00	0.39	AC		1.00	1.00	1.50	80,000.00	120,000.00	46,800							

REVIEW DATE 11/21/2018 BY KWA Total Acres: 0.39 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 08/02/2023 BY SYS