PT OF LOT 5 (S-8)
IN OR 2133/1552
ESMT PT OR 1573/1109

CHAMBLEE JOANNA MAY L/E/
96806 BLACKROCK RD
YULEE, FL 32097

2023

42-3N-28-5080-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

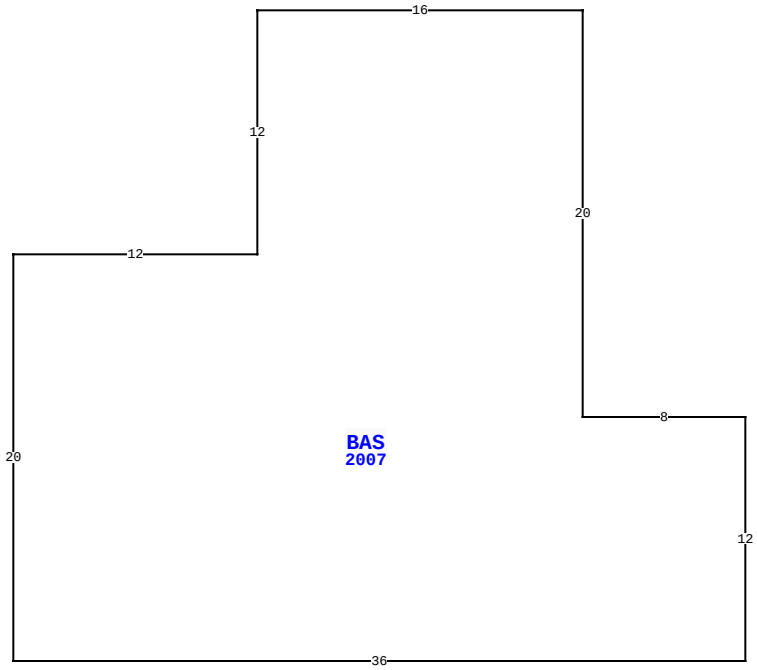
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	848	100	848	73,074
TOTALS	848		848	73,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	848	114.3450	103.20	87,514	1982	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2009 Heated Area: 848 HX Base Yr 2009



96806 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		73,074
TOTAL MARKET OB/XF VALUE		1,296
TOTAL LAND VALUE - MARKET		229,840
TOTAL MARKET VALUE		304,210
SOH/AGL Deduction		184,107
ASSESSED VALUE		120,103
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		65,103
TOTAL JUST VALUE		304,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1552	7/17/2017	LE	U	I	11	100
GRANTOR: CHAMBLEE JOANNA MAY						
GRANTEE: CHAMBLEE JOANNA MAY						
2133/1549	7/17/2017	QC	U	I	11	100
GRANTOR: CHAMBLEE JOANNA MAY &						
GRANTEE: CHAMBLEE JOANA MAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 S12 W12 S20 E36 N12 W8 N20 $.

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	0680	POLE SHED	0	100	20	8	160.00	SF	10.00	10.00	100	2015	2015	3	81	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	4.42	AC		1.00	1.00	0.65	80,000.00	52,000.00	229,840							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 4.42 Total Land Value: 229,840 Market: 0 Agricultural: 0 Common: 229,840 PRINTED 08/02/2023 BY SYS