

2023

42-3N-28-5080-0015-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	20	FACE BRICK 100	0900	01	3,183	103.9600	123.45	392,941	2005	2005	0	0	0	12.75	87.25	VALUATION BY STANDARD																									
Roof Structure	08	IRREGULAR 100	2 SNGL FAM - 100% - 2016													Heated Area: 2779													HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	12	HARDWOOD 60																																							
Interior Floor	14	CARPET 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		5 100																																							
Bathrooms		3 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
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	2,215	100	2,215	238,578																																					
FGR	534	55	294	31,667																																					
FOP	44	30	13	1,400																																					
FOP	311	30	93	10,017																																					
FUS	564	100	564	60,749																																					
STR	40	10	4	431																																					
TOTALS			3,708	3,183	342,841																																				
EXTRA FEATURES					96784 BLACKROCK RD, YULEE																																				
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																										
1	0911	SCRN RM A	0 100	43 30	1,290.00	SF	17.50	17.50	100	2006	2006	3	31	6,998																											
2	0861	POOL GUNIT	0 100	26 15	390.00	SF	85.00	85.00	100	2006	2006	3	48	15,912																											
3	0845	KOOL DECK	0 100	0 0	900.00	SF	7.25	7.25	100	2006	2006	3	88	5,742																											
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																											
5	0812	CONCRETE C	0 100	0 0	2,319.00	SF	4.00	4.00	100	2005	2005	3	87	8,070																											
6	0940	SHEDS/PORT	0 100	24 12	288.00	SF	19.50	19.50	100	2005	2005	3	27	1,516																											
TOTAL OB/XF					41,388																																				
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RG-2	0.00	0.00	2.85	AC		1.00	1.00	0.90	80,000.00	72,000.00	205,200																								
REVIEW DATE 10/28/2019 BY KWA Total Acres: 2.85 Total Land Value: 205,200 Market: 0 Agricultural: 0 Common: 205,200 PRINTED 08/02/2023 BY SYS																																									