PT OF LOT 15 IN OR 684/1906
THIGPEN SURVEY DBK 39/356

COOK PAUL A JR
96774 BLACKROCK RD
YULEE, FL 32097

2023

42-3N-28-5080-0015-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

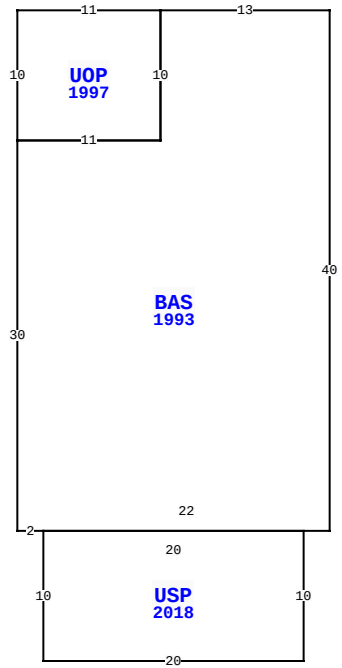
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	850	100	850	65,591
UOP	110	20	22	1,698
USP	200	30	60	4,630
TOTALS	1,160		932	71,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	932	107.2170	96.76	90,180	1959	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 0 Heated Area: 850 HX Base Yr



96774 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		71,919
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		141,600
TOTAL MARKET VALUE		219,519
SOH/AGL Deduction		162,081
ASSESSED VALUE		57,438
TOTAL EXEMPTION VALUE	HX HB	32,438
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		219,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15638	ELEC OTHER	0	08/01/2005
B15759	NEW CONSTR	0	08/01/2005
M10047	MECH OTHER	0	07/01/2005
B15707	FOUNDATION	2,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0684/1906	7/16/1993	WD	U	I	01	100
GRANTOR: COOK PAUL A JR						
GRANTEE: COOK PAUL A JR						
0681/1080	5/24/1993	WD	U	V	01	100
GRANTOR: COOK PAUL A SR						
GRANTEE: COOK PAUL A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1997] W11 S10 E11 N10 $ S10 W11 S30 E2 USP=[YR=2018] S10 E20 N10 W20 $ E22 N40 $.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.77	AC		1.00	1.00	1.00	80,000.00	80,000.00	141,600							

REVIEW DATE 11/21/2018 BY KWX Total Acres: 1.77 Total Land Value: 141,600 Market: 0 Agricultural: 0 Common: 141,600 PRINTED 08/02/2023 BY SYS