PT LOT 15 (EX S-17)
IN OR 1781/793
THIGPEN SURVEY DB 39/356

RAWLS EDWIN E
96785 BLACKROCK RD
YULEE, FL 32041

2023

42-3N-28-5080-0015-0160

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 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

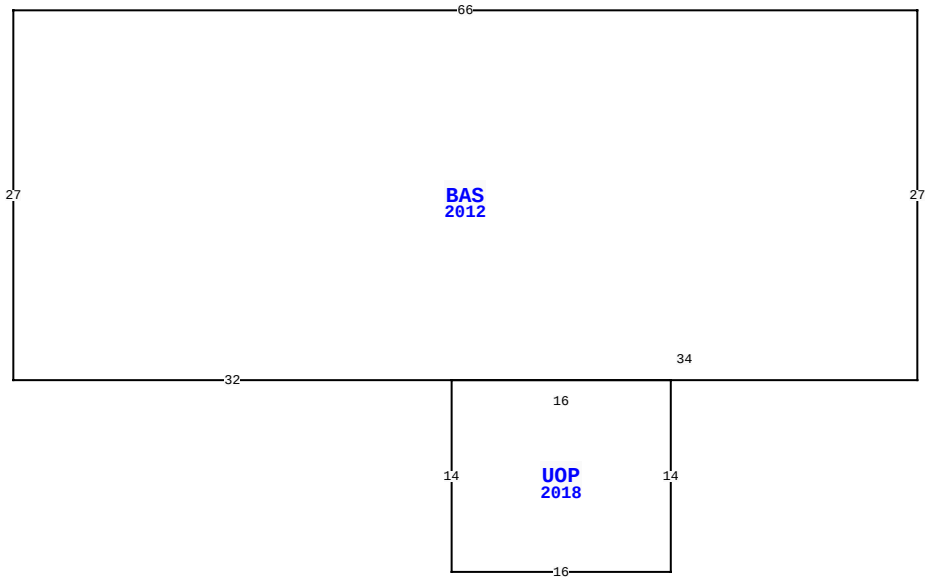
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	26,024
UOP	224	25	56	818
TOTALS	2,006		1,838	26,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,838	74.9000	48.68	89,474	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1782 HX Base Yr



96785 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,842
TOTAL MARKET OB/XF VALUE	3,960
TOTAL LAND VALUE - MARKET	125,120
TOTAL MARKET VALUE	155,922
SOH/AGL Deduction	82,209
ASSESSED VALUE	73,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,713
TOTAL JUST VALUE	155,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125428	CO ISSUED	0	11/07/2012
E25303	MH	0	08/01/2012
MH5428	MH MOVE-ON	0	08/01/2012
P16064	MH	0	08/01/2012
MH1431	MH MOVE-ON	0	04/16/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1781/0793	3/02/2012	WD	U	I	40	43,000
GRANTOR: JOHNSON CHARLES A OR						
GRANTEE: RAWLS EDWIN E						
0862/1729	1/14/1999	WD	U	I	06	100
GRANTOR: STRICKLAND TERESA P						
GRANTEE: JOHNSON CHARLES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S27 E32 UOP=[YR=2018] S14 E16 N14 W16$ E34 N27 $.

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	0940	SHEDS/PORT	0	0	24	10	240.00	SF	30.00	30.00	100	2011	2011	3	55	3,960	

LAND DESCRIPTION

TOTAL OB/XF 3,960

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	0			0.00	0.00	1.84	AC		1.00	1.00	0.85	80,000.00	68,000.00	125,120							

REVIEW DATE 11/23/2022 BY DJ Total Acres: 1.84 Total Land Value: 125,120 Market: 0 Agricultural: 0 Common: 125,120 PRINTED 08/02/2023 BY SYS