

J C & ASSOCIATES LLC
76010 TIDEVIEW LANE
YULEE, FL 32097

42-3N-28-5080-0024-0140

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

03 Quality Level 03
0200 MOBILE HOME
MKT AREA 04
4031.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,152 100 1,152 34,885

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,152123.600086.5299,671199519950065.0035.00

1 M/H 94+ - 0% - 0Heated Area: 1152HX Base Yr

24484824

BAS1995

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE34,885

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE114,885

SOH/AGL Deduction37,758

ASSESSED VALUE77,127

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE77,127

TOTAL JUST VALUE114,885

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE89,901

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1615/08634/03/2009WDUUI3855,300

GRANTOR: MARSHALL DONALD

GRANTEE: J C & ASSOCIATES LL

1054/13125/08/2002WDUUI0562,700

GRANTOR: CONSECO FINANCE SERVI

GRANTEE: MARSHALL DONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S24 E48 N24\$.

EXTRA FEATURES

96757 BLACKROCK RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00006OR0.000.001.00AC1.001.001.0080,000.0080,000.0080,000

REVIEW DATE05/27/2020BYKWA

Total Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000

PRINTED 08/02/2023 BY SYS