

2023

43-3N-28-0000-0016-0070



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	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100	0100	01	2,405	132.5940	119.67	287,806	1985	1985	0	0	28.50	71.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2076												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100														FST 1993												
Interior Floop	14	CARPET 100														FGR 1993												
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	03	MASONRY 100																										
Stories	1.	1. 100																										
Units		0 100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
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	2,076	100	2,076	177,631																								
FGR	440	55	242	20,706																								
FOP	165	30	50	4,279																								
FST	68	55	37	3,166																								
TOTALS			2,749	2,405	205,781																							
EXTRA FEATURES			96972 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	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1985	1985	3	49.5	270												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100												
3	0812	CONCRETE C	0	100	0	0	3,237.00	SF	4.00	4.00	100	1990	1990	3	62	8,028												
4	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	2010	2010	3	64	17,562												
TOTAL OB/XF 27,960																												
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	0006	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000											
REVIEW DATE 05/27/2020 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																												