LOT 7
IN OR 1248/947
BELL LAGOON REPLAT OF A

ALLAN LEJENE R
96937 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-0118-0007-0000

BUILDING CHARACTERISTICS

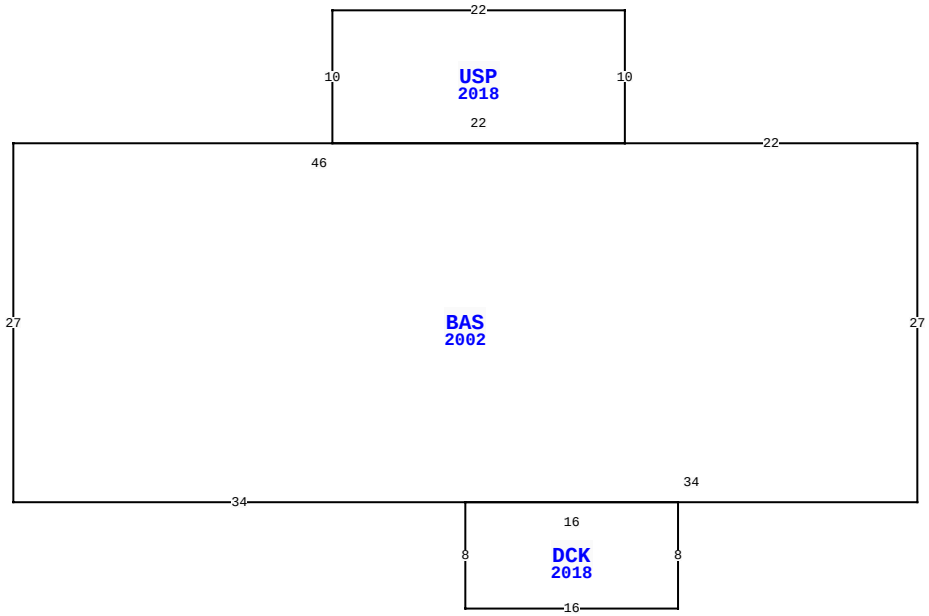
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,836	100	1,836	135,558
DCK	128	10	13	960
USP	220	30	66	4,873
TOTALS	2,184		1,915	141,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,915	109.0740	81.81	156,666	2002	2002	0	0	0	9.75	90.25

1 SFR MODULR – 100% - 2005 Heated Area: 1836 HX Base Yr 2005



96937 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,391
TOTAL MARKET OB/XF VALUE		4,482
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		214,273
SOH/AGL Deduction		93,603
ASSESSED VALUE		120,670
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		65,670
TOTAL JUST VALUE		214,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209932	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1248/0947	7/27/2004	WD	Q	I		129,900
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: ALLAN ANDREW J SR &						
1205/0418	2/02/2004	WD	Q	V		22,000
GRANTOR: D.A.D. PARTNERSHIP						
GRANTEE: DOUBLE J HOME CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 USP=[YR=2018] N10 W22 S10 E22$ W46 S27 E34
DCK=[YR=2018] S8 E16 N8 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	0812	CONCRETE C	0	100	0	0	1,800.00	SF	3.00	3.00	100	2002	2002	3	83	4,482	

LAND DESCRIPTION

TOTAL OB/XF 4,482

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	000100	C	SFR	100		RS-1	0.00	0.00	0.57	AC		1.00	1.00	1.50	80,000.00	120,000.00	68,400							

REVIEW DATE 11/20/2018 BY KWA Total Acres: 0.57 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/02/2023 BY SYS