LOT 1
IN OR 2442/1810
CHESTER FOREST UNR

DINKINS CATHERINE A MINTON
96843 BLACKROCK RD
YULEE, FL 32097

2023

43-3N-28-5098-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

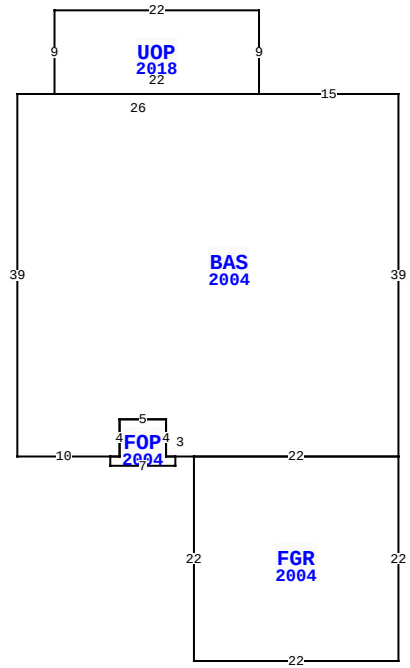
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	146,778
FGR	484	55	266	24,727
FOP	27	30	8	743
UOP	198	20	40	3,718
TOTALS	2,288		1,893	175,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	113.1900	102.15	193,370	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1579 HX Base Yr 2022



96843 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		175,967
TOTAL MARKET OB/XF VALUE		7,472
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		243,439
SOH/AGL Deduction		65,106
ASSESSED VALUE		178,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,333
TOTAL JUST VALUE		243,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1810	3/12/2021	WD	Q	I	01	270,000
GRANTOR: ADAMS SEAN E & JULIE						
GRANTEE: DINKINS DANIEL R &						
1280/0229	12/10/2004	WD	Q	I		159,900
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: ADAMS SEAN & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 UOP=[YR=2018] N9 W22 S9 E22$ W26 S39 E10
FOP=[YR=2004] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E3
FGR=[YR=2004] S22 E22 N22 W22$ E22 N39$.

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	2,172.00	SF	4.00	4.00	100	2004	2004	3	86	7,472	

LAND DESCRIPTION

TOTAL OB/XF 7,472

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	000134	C	SFR POND	100		RS-1	100.00	220.00	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000							

REVIEW DATE 11/21/2018 BY KW Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS