

LOT 4
IN OR 1697/536
CHESTER FOREST UNR

GRIFFITH LACIE AMANDA
96855 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-5098-0004-0000



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	05	AVERAGE 100	0200	01	1,740	116.7600	87.57	152,372	2001	2001	0	0	10.25	89.75	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2022													Heated Area: 1568																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	13	LVT/LAMMT 80														BUILDING MARKET VALUE										136,754									
Interior Floo	11	CLAY TILE 20														TOTAL MARKET OB/XF VALUE										11,102									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										60,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										207,856									
Bedrooms	3	100														SOH/AGL Deduction										19,400									
Bathrooms	2	100														ASSESSED VALUE										188,456									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										138,456									
Units	0	100														TOTAL JUST VALUE										207,856									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										182,967																						
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	1,568	100	1,568	123,236																															
FOP	180	30	54	4,244																															
USP	392	30	118	9,274																															
TOTALS			2,140	1,740	136,754																														
EXTRA FEATURES			96855 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2001	2001	3	86	3,010																				
2	0812	CONCRETE C	0	100	0	0	2,206.00	SF	4.00	100	2003	2003	3	84	7,412																				
3	0855	CONC PAVER	0	100	27	5	135.00	SF	6.00	100	2003	2003	3	84	680																				
TOTAL OB/XF 11,102																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/20/2018 BY KWA Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			