LOT 6
IN OR 460 PG 588
CHESTER FOREST UNR

HICKOX JAMES LEE & EUNICE M
96861 BLACKROCK ROAD
YULEE, FL 32097

**2023**

**43-3N-28-5098-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

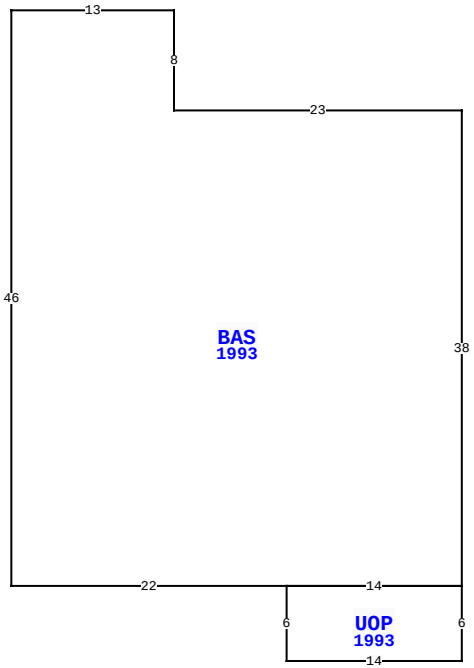
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | 1,472 | 100 | 1,472 | 126,690 |
| UOP | 84 | 20 | 17 | 1,463 |
| TOTALS | 1,556 | | 1,489 | 128,153 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,489 | 113.5260 | 102.46 | 152,563 | 1990 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 1986 Heated Area: 1472 HX Base Yr 1986




96861 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 | | 128,153 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 61,200 |
| TOTAL MARKET VALUE | | 189,353 |
| SOH/AGL Deduction | | 132,193 |
| ASSESSED VALUE | | 57,160 |
| TOTAL EXEMPTION VALUE | HX HB | 32,160 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 189,353 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6617 | ADDITION | 20,100 | 07/19/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0460/0588 | 7/01/1985 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0307/0755 | 1/01/1980 | WD | Q | V | | 4,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W23 N8 W13 S46 E22 UOP=[YR=1993] S6 E14 N6 W14 $ E14 N38 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0.51 | AC | | 1.00 | 1.00 | 1.50 | 80,000.00 | 120,000.00 | 61,200 | | | | | | | |

REVIEW DATE 11/21/2018 BY KWA Total Acres: 0.51 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS