LOT 8
IN OR 458 PG 400
CHESTER FOREST UNR

**HOGUE JIMMY L & NANETTE L**
96873 BLACKROCK ROAD
YULEE, FL 32097

**2023**

**43-3N-28-5098-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

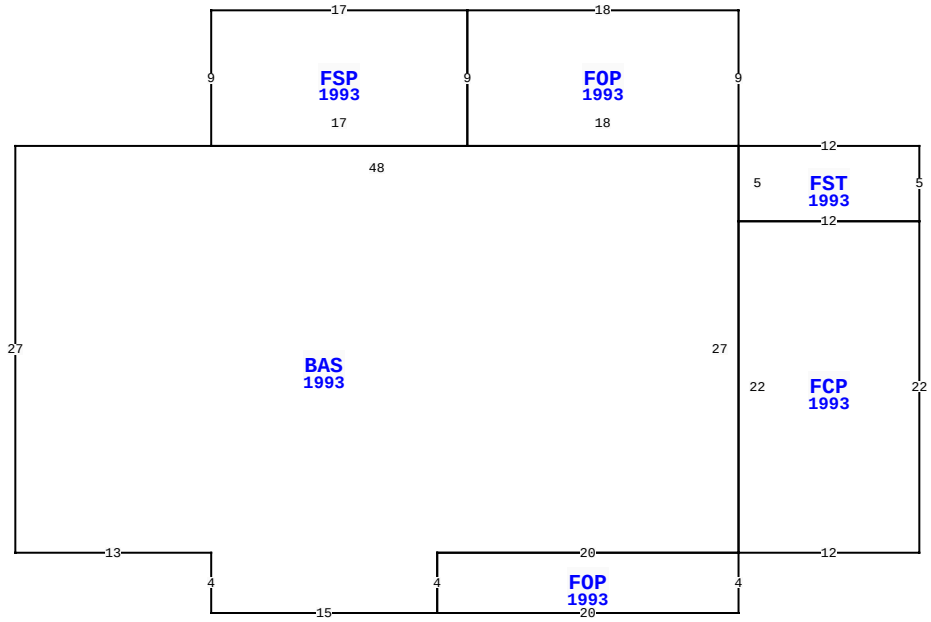
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,356 | 100 | 1,356 | 119,378 |
| FCP | 264 | 25 | 66 | 5,810 |
| FOP | 80 | 30 | 24 | 2,113 |
| FOP | 162 | 30 | 49 | 4,314 |
| FSP | 153 | 40 | 61 | 5,370 |
| FST | 60 | 55 | 33 | 2,905 |
| TOTALS | 2,075 | | 1,589 | 139,891 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,589 | 141.3720 | 127.59 | 202,741 | 1980 | 1980 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM – 100% - 1986 Heated Area: 1356 HX Base Yr 1986




96873 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 | | 139,891 |
| TOTAL MARKET OB/XF VALUE | | 2,100 |
| TOTAL LAND VALUE - MARKET | | 73,200 |
| TOTAL MARKET VALUE | | 215,191 |
| SOH/AGL Deduction | | 120,212 |
| ASSESSED VALUE | | 94,979 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 39,979 |
| TOTAL JUST VALUE | | 215,191 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2110009 | ROOF | 11,000 | 07/29/2021 |
| 95-0389 | REPAIR/RRF | 1,950 | 09/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0458/0400 | 6/01/1985 | WD | Q | I | | 50,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0458/0398 | 6/01/1985 | WD | Q | I | | 42,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E13 S4 E15 FOP=[YR=1993] E20 N4 W20S4$ N4 E20 FCP=[YR=1993] E12 N22 FST=[YR=1993] N5 W12 S5E12$ W12S22$ N27$ FOP=[YR=1993] N9 W18 FSP=[YR=1993] W17 S9 E17 N9$ S9 E18$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | 0.61 | AC | | 1.00 | 1.00 | 1.50 | 80,000.00 | 120,000.00 | 73,200 | | | | | | | |

REVIEW DATE 11/20/2018 BY KWA Total Acres: 0.61 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 08/02/2023 BY SYS