

LOT 9
IN OR 815/1120
CHESTER FOREST UNR

EVANS WILLIE JR & VIRGINIA D
96875 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-5098-0009-0000



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	0100	01	1,182	121.3170	109.49	129,417	1996	1996	0	0	12.75	87.25	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1999													Heated Area: 1092									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999									
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		2 100																							
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	1,092	100	1,092	104,319																					
FOP	108	30	32	3,057																					
USP	192	30	58	5,540																					
TOTALS			1,392	1,182	112,916																				
EXTRA FEATURES					96875 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	0810	CONCRETE A	0 100	0 0	416.00	SF	6.50	6.50	100	1996	1996	3	73	1,974											
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800											
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	0.59	AC		1.00	1.00	1.50	80,000.00	120,000.00	70,800								
REVIEW DATE 11/20/2018 BY KWA Total Acres: 0.59 Total Land Value: 70,800 Market: 0 Agricultural: 0 Common: 70,800 PRINTED 08/02/2023 BY SYS																									