

PT OF LOT 30  
IN OR 1645/1074  
LOFTON CHESTER TRACT

RICHARDSON TAMIRA L  
96991 BLACKROCK ROAD  
YULEE, FL 32097

2023

43-3N-28-5100-0030-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,592	112.5060	101.54	161,652	1987	1987	0	0	30	16.00	54.00	

1 SINGLE FAM - 100% - 2006 Heated Area: 1384 HX Base Yr 2006

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			87,292
TOTAL MARKET OB/XF VALUE			17,741
TOTAL LAND VALUE - MARKET			73,000
TOTAL MARKET VALUE			178,033
SOH/AGL Deduction			76,862
ASSESSED VALUE			101,171
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			51,171
TOTAL JUST VALUE			178,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,433

Quality	03 Quality Level 03			
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	1,384	100	1,384	75,887
FCP	288	25	72	3,948
FOP	80	30	24	1,316
FST	203	55	112	6,141
TOTALS	1,955		1,592	87,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973869	GARAGE	10,045	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/1074	10/26/2009	QC	U	I	30	100

GRANTOR: MEEKS SHAREEN COATES  
GRANTEE: RICHARDSON TAMIRA L  
1308/1244 4/11/2005 WD Q I 157,600  
GRANTOR: BARNFIELD MARLENE  
GRANTEE: RICHARDSON TAMIRA L

96991 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

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
1	0511	GARAGE CB-	0	100	24	24		576.00	SF	40.00				40.00	17,741

BUILDING NOTES													
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**BUILDING DIMENSIONS**  
BAS=[YR=1993] W9 FST=[YR=2013] N11 W13 S1 W6 S10 E19\$ W49 S28 E26 FOP=[YR=1993] S4 E20N4 W20 \$ E20 FCP=[YR=1993] S4 E12 N24 W12 S20\$ N20 E12 N8\$.

LAND DESCRIPTION														TOTAL OB/XF 17,741										
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	000115	C	SFR ACRES	100		RS-1	179.00	179.00	0.73	AC		1.00	1.00	1.25	80,000.00	100,000.00	73,000							