LOT 2 & PARCEL 17-2
IN SEC 43-3N-28
IN OR 2293/1991

PARKER ANDREW K
96899 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-5101-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

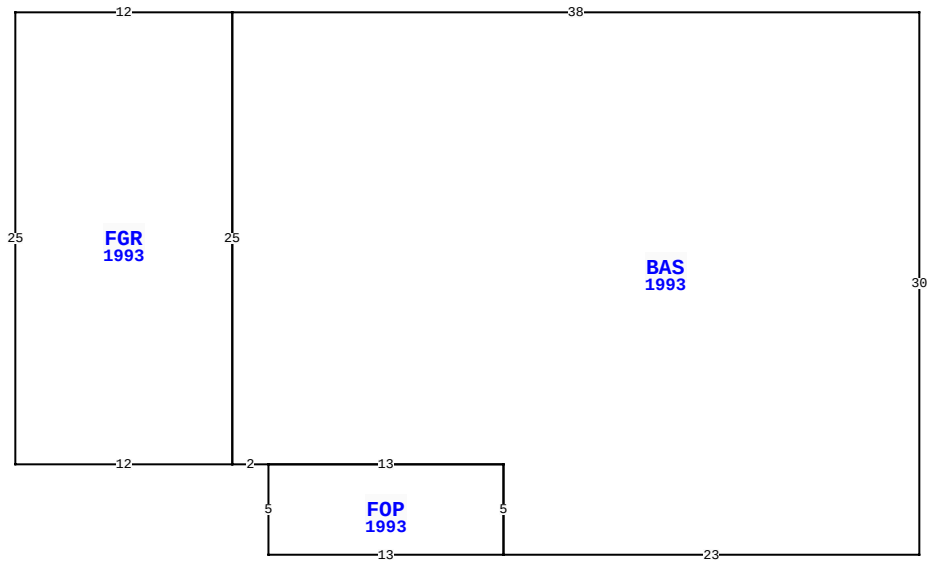
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,065	100	1,065	133,939
FGR	300	55	165	20,751
FOP	65	30	20	2,515
TOTALS	1,430		1,250	157,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	145.9143	131.69	164,612	1984	2012	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1065 HX Base Yr 2019



96899 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		157,204
TOTAL MARKET OB/XF VALUE		397
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		218,801
SOH/AGL Deduction		63,891
ASSESSED VALUE		154,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,910
TOTAL JUST VALUE		218,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1991	1/23/2019	QC	U	I	11	100
GRANTOR: PARKER JESSE R						
GRANTEE: PARKER ANDREW K						
2241/1060	11/29/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: PARKER ANDREW KODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FGR=[YR=1993] W12 S25 E12 N25$ S25 E2
FOP=[YR=1993] S5 E13 N5 W13$ E13 S5 E23 N30$.

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	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	1984	1984	3	47	397	

LAND DESCRIPTION

TOTAL OB/XF 397

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	0.51	AC		1.00	1.00	1.50	80,000.00	120,000.00	61,200							

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