

LOT 12 & PT OF JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1971/1670
CHESTER MEADOWS PBK 5/40

HERBERT JAMES JOHN & MARY R
96947 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-5101-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,032	100	1,032	109,679
FUS	340	100	340	36,134
PTO	216	5	11	1,169

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	172.00	SF	6.50	6.50	100	1993	1993	3	68	760	
2	1242	WD DECK A	0	100	17	11	187.00	SF	10.00	10.00	100	2002	2002	3	21	393	
5	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2002	2002	3	32	4,032	

LAND DESCRIPTION			TOTAL OB/XF 5,185														
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
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	119,200

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4			
0100	01	1,383	129.7660	117.11	161,963	1993	2003	0	0	9.25	90.75	VALUATION SUMMARY			
1 SINGLE FAM - 100% - 2016 Heated Area: 1372 HX Base Yr 2016												STANDARD			
												VALUATION BY			
												Tax Group: 4 Tax Dist:			
												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

96947 BLACKROCK RD, YULEE												BLD DATE		LGL DATE		06/20/2023	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1971/1670	3/31/2015	WD Q	I 01
GRANTOR: PMR LLC			
GRANTEE: HERBERT JAMES JOHN			
1942/1194	10/06/2014	CT U	I 18
GRANTOR: NASSAU COUNTY CLERK 0			
GRANTEE: PMR LLC			

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W14 PTO=[YR=1993] N12 W18 S12 E18 \$ W20 N2 W6 S2 W8 S18 E3 S4 W3 S4 E30 N12 E18 N14 \$ PTR=E15 FUS=[YR=1993] E31 S12 W23 N4 W8 N8 \$ W15\$.															