

SAPP KEVIN
96722 BLACKROCK RD
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 90

Exterior Wall30VINYL 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2601001,260151,935

BAS33610033640,516

PTO1965101,206

TOTALS1,7921,606193,656

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,606148.6191134.13215,413197920080010.1089.90

1 SINGLE FAM - 100% - 2021Heated Area: 1596HX Base Yr 2021

14141414

283510122828

4512

BLD DATEXF DATEINC DATEYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

96722 BLACKROCK RD, YULEE06/20/2023MLU

LAND DESCRIPTIONTOTAL OB/XF2,437

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1000100CSFR100RS-197.00227.000.50AC1.001.001.5080,000.00120,000.0060,000

REVIEW DATE05/18/2022BYKWA

Total Acres: 0.50Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE193,656

TOTAL MARKET OB/XF VALUE2,437

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE256,093

SOH/AGL Deduction61,250

ASSESSED VALUE194,843

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE144,843

TOTAL JUST VALUE256,093

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE216,501

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2320/112811/19/2019WDQI01223,000

GRANTOR:WILLIAMS CHARLIE NICO

GRANTEE:SAPP KEVIN

1881/11949/26/2013WDQI02130,000

GRANTOR:GORDON DAMON & MADEA

GRANTEE:WILLIAMS CHARLIE NI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W10 PTO=[YR=1993] N14 W14 S14 E14 \$ W35 S28 E45 N28 \$ S28 E12 N28 \$.