IN OR 2490/209
A/K/A LOTS 7 8 9 & 10UNR
JOHN LOWE MILL GRANT UNR

FOXX SILVIA
96710 BLACKROCK RD
YULEE, FL 32097

2023

44-3N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

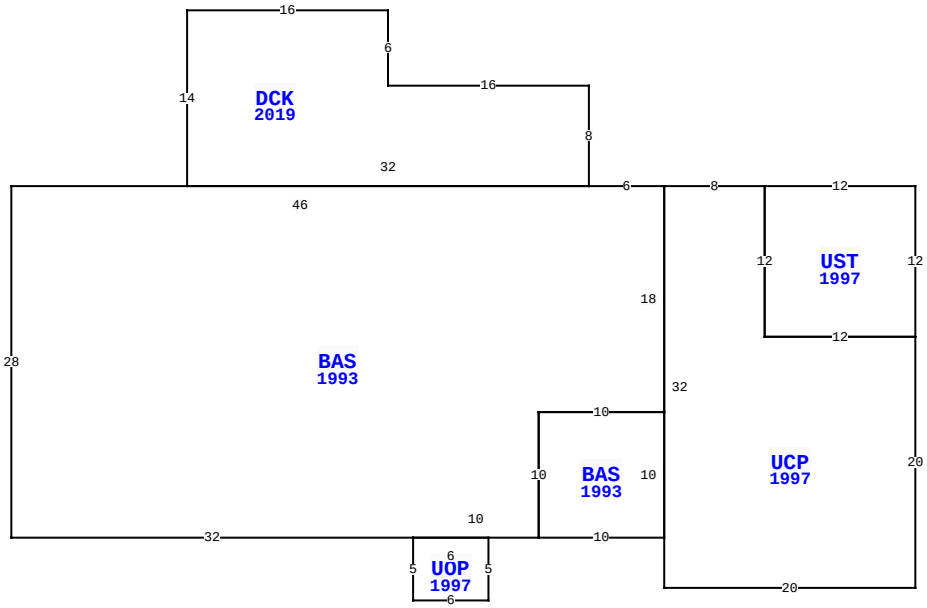
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	Quality Level 05
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	100	100	100	11,203
BAS	1,356	100	1,356	151,908
DCK	352	10	35	3,921
UCP	496	20	99	11,091
UOP	30	20	6	672
UST	144	45	65	7,282
TOTALS	2,478		1,661	186,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	138.3800	124.89	207,442	1981	2010	0	0	0	10.30	89.70

1 SINGLE FAM – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



96710 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		186,075
TOTAL MARKET OB/XF VALUE		1,186
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		331,261
SOH/AGL Deduction		85,821
ASSESSED VALUE		245,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,440
TOTAL JUST VALUE		331,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20605	REMODEL	2,144	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/20/2021	CN	Q	I	01	350,000
GRANTOR: CHRISTENSEN MICHELLE						
GRANTEE: FOXX SILVIA						
9999/9999	9/08/1999	CN	U	I	06	65,900
GRANTOR: WRAZIDLO EDWARD J						
GRANTEE: JOHNSON JULIA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1997] W12 UCP=[YR=1997] W8 BAS=[YR=1993] W6
DCK=[YR=2019] N8 W16 N6 W16 S14 E32$ W46 S28 E32
UOP=[YR=1997] S5E6 N5 W6$ E10 BAS=[YR=1993] E10 N10 W10 S10$
N10 E10 N18$ S32 E20 N20 W12 N12$ S12 E12 N12$.

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	0350	CARPORT WD	0	100	12	38	456.00	SF	13.00	13.00	100	1995	1995	3	20	1,186	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	2.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	144,000							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 2.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS