



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	1,486	100	1,486	127,913
FGR	420	55	231	19,884
FST	110	55	60	5,165
PTO	110	5	6	516
TOTALS	2,126		1,783	153,478

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	0	0	631.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	106.00	203.00	0.51

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,783	135.6300	122.41	218,257	1978	1980	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 1486									
HX Base Yr									
BAS 1993									
FST 1993									
FGR 2007									
PTO 2007									

96680 BLACKROCK RD, YULEE	BLD DATE 03/19/2008	RK 03/19/2008	LGL DATE 06/20/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	153,478		
TOTAL MARKET OB/XF VALUE	4,471		
TOTAL LAND VALUE - MARKET	61,200		
TOTAL MARKET VALUE	219,149		
SOH/AGL Deduction	36,085		
ASSESSED VALUE	183,064		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	183,064		
TOTAL JUST VALUE	219,149		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	183,313		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0772	6/28/2016	WD U	I	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANGANARO FAMILY TR						
1131/1809	4/23/2003	WD Q	I			115,000
GRANTOR: GARRETT NORMAN F & VA						
GRANTEE: MANGANARO MARIO P &						

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W10 BAS=[YR=1993] W53 S32 E13 PTO=[YR=2007] S11 E10 N11 W10 \$ E30 FGR=[YR=2007] E20 N21 W20 S21 \$ N21 E10 N11 \$ S11 E10 N11 \$.									