

LOT 1
IN OR 575 PG 374
BLACKROCK ACRES PB 4/87

JONES WILLIAM L JR & CAROL
96731 BLACKROCK ROAD
YULEE, FL 32097

2023

44-3N-28-5000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,680	100	1,680	151,019
BAS	204	100	204	18,338
FOP	448	30	134	12,046
UOP	132	20	26	2,337

TOTALS	2,464	2,044	183,739
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0681	POLE SHED	0 100	16	30	480.00	SF	15.00	15.00	100	1979
3	0810	CONCRETE A	0 100	20	9	180.00	SF	6.50	6.50	100	1980
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
5	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1988
6	0681	POLE SHED	0 100	27	28	756.00	SF	15.00	15.00	100	2000
7	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	2.00	AC	1.00

REVIEW DATE 10/28/2019 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,044	120.7360	108.96	222,714	1987	1987	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 0 Heated Area: 1884 HX Base Yr											
FOP 1993											

96731 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0681	POLE SHED	0 100	16	30	480.00	SF	15.00	15.00	100	1979	1979	3	20	1,440	
3	0810	CONCRETE A	0 100	20	9	180.00	SF	6.50	6.50	100	1980	1980	3	35	410	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1988	1988	3	20	240	
6	0681	POLE SHED	0 100	27	28	756.00	SF	15.00	15.00	100	2000	2000	3	29	3,289	
7	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2003	2003	3	84	2,184	

TOTAL OB/XF											
9,803											

Total Acres: 2.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,945	
TOTAL MARKET OB/XF VALUE		9,803	
TOTAL LAND VALUE - MARKET		88,000	
TOTAL MARKET VALUE		296,748	
SOH/AGL Deduction		139,526	
ASSESSED VALUE		157,222	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		107,222	
TOTAL JUST VALUE		296,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2036	NEW CONSTR	2,000	01/30/1987
3982	NEW CONSTR	1,400	01/20/1987
3449	NEW CONSTR	33,000	06/30/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0575/0374	7/25/1989	WD U	V	10	
GRANTOR: SHEFFIELD WM & ROSE					
GRANTEE: JONES WM JR & CAROL					
0307/0350	1/01/1980	CD Q	V		7,250
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 UOP=[YR=2019] N4 W16 S21 E4 N17 E12\$											
BAS=[YR=2019] W12 S17 E12 N17\$ S30 FOP=[YR=1993] S8 E56N8 W56											
\$ E56 N30 \$.											

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