LOT 6 IN OR 607/1026
1979 MONT DW
BLACKROCK ACRES PB 4/87

CARTER TROY E
96703 BLACKROCK ROAD
YULEE, FL 32097

2023

44-3N-28-5000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

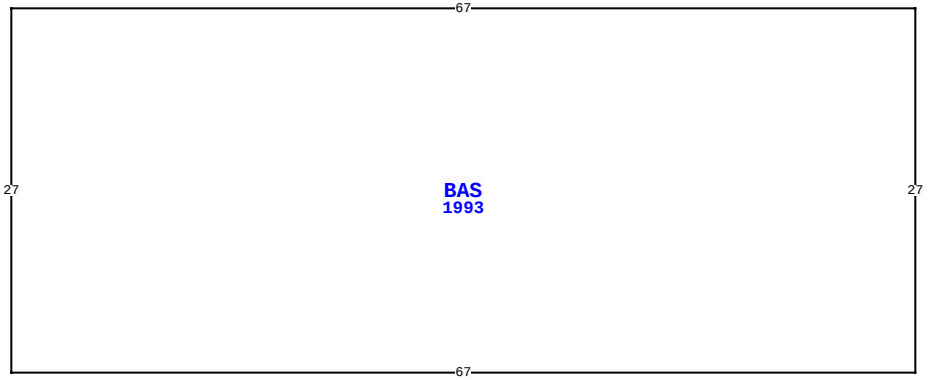
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	35,276
TOTALS	1,809		1,809	35,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,809	100.0000	65.00	117,585	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1809 HX Base Yr



96703 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		35,276
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		155,276
SOH/AGL Deduction		109,578
ASSESSED VALUE		45,698
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,698
TOTAL JUST VALUE		155,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/1026	9/18/1990	WD	U	I	10	7,200
GRANTOR: SHEFFIELD WM & ROSE						
GRANTEE: CARTER TROY E						
0314/0508	5/01/1980	CD	Q	V		7,150
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S27 E67 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

REVIEW DATE 10/17/2017 BY KW Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS