

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo09PINE WOOD 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

TOTALS1,5161,356110,131

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,356112.8400101.84138,0951948197000020.2579.75

1 SINGLE FAM - 100% - 2023Heated Area: 1242HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE125,884

TOTAL MARKET OB/XF VALUE1,540

TOTAL LAND VALUE - MARKET153,600

TOTAL MARKET VALUE281,024

SOH/AGL Deduction0

ASSESSED VALUE281,024

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE231,024

TOTAL JUST VALUE281,024

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE228,594

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2607/185912/12/2022SW U I 11100

GRANTOR: COOK DAVID JR & PAMEL

GRANTEE: COOK DAVID E JR & P

1201/17511/15/2004WD U I 07100

GRANTOR: COOK DAVID E JR & PAM

GRANTEE: DOUGHERTY MELVIN JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=2018] N8 W8 S8 E8 \$ W31 S27 E12
FOP=[YR=2020] S10 E21 N10 W21 \$ E34 N27 \$.

EXTRA FEATURES

96624 BLACKROCK RD, YULEE

LAND DESCRIPTIONTOTAL OB/XF1,540

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100RS-10.000.002.56AC1.001.000.7580,000.0060,000.00153,600

REVIEW DATE02/08/2021BYKW

Total Acres: 2.56Total Land Value: 153,600Market: 0Agricultural: 0Common: 153,600PRINTED 08/02/2023 BY SYS

[illegible]