IN OR 406 PG 601

BROWNING GLADYS MOTT
96608 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0005-0010

BUILDING CHARACTERISTICS

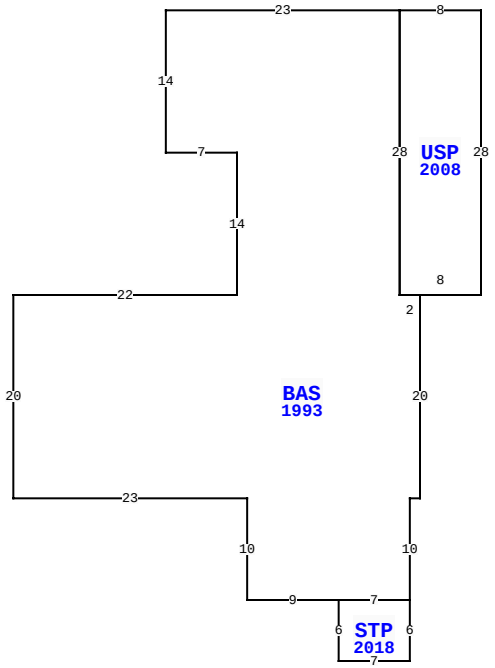
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,506	100	1,506	61,553
STP	42	10	4	163
USP	224	30	67	2,738
TOTALS	1,772		1,577	64,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	75.4800	68.12	107,425	1957	1957	0	0	0	40.00	60.00

1 SINGLE FAM – 100% - 1974 Heated Area: 1506 HX Base Yr 1974



96608 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,455
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		208,455
SOH/AGL Deduction		143,059
ASSESSED VALUE		65,396
TOTAL EXEMPTION VALUE	HX HB WX	45,396
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		208,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0406/0601	12/01/1983	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W8 BAS=[YR=1993] W23 S14 E7 S14 W22 S20 E23 S10 E9 STP=[YR=2018] S6 E7 N6 W7$ E7 N10 E1 N20 W2 N28$ S28 E8 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	200.00	491.00	2.25	AC		1.00	1.00	0.80	80,000.00	64,000.00	144,000							

REVIEW DATE 01/04/2019 BY KW Total Acres: 2.25 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS