



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	19	COMMON BRK 100	0500	01	2,860	114.0220	162.48	464,693	1991	1991	0	0	25.50	74.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2013													Heated Area: 2428									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
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	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	2,428	100	2,428	293,903																					
FGR	600	55	330	39,945																					
FOP	60	30	18	2,179																					
FOP	120	30	36	4,358																					
FST	88	55	48	5,810																					
TOTALS	3,296		2,860	346,196																					
EXTRA FEATURES					96636 BLACKROCK RD, YULEE																				
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									
1	0940	SHEDS/PORT	0 100	26	14	364.00	SF	20.10	20.10	100	1987	1987	3	20	1,463										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520										
3	0810	CONCRETE A	0 100	20	24	480.00	SF	6.50	6.50	100	2000	2000	3	80	2,496										
4	0300	BOAT DCK W	0 100	20	12	240.00	SF	20.00	20.00	100	2000	2000	3	29	1,392										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	2.61	AC		1.00	1.00	0.75	80,000.00	60,000.00	156,600								
REVIEW DATE 12/10/2018 BY KWA Total Acres: 2.61 Total Land Value: 156,600 Market: 0 Agricultural: 0 Common: 156,600 PRINTED 08/02/2023 BY SYS																									