IN OR 947/1308

TURNER PATRICIA
96600 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
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

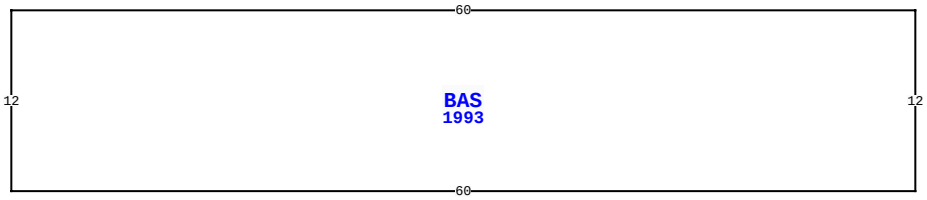
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	49,263
TOTALS	720		720	49,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	96.5800	87.16	62,755	1965	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2014 Heated Area: 720 HX Base Yr 2014



96600 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		49,263
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		158,223
SOH/AGL Deduction		88,368
ASSESSED VALUE		69,855
TOTAL EXEMPTION VALUE	HX HB	44,855
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973480	CHNGE SRVC	800	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1308	8/31/2000	QC	U	I	01	100
GRANTOR: TURNER RUSSELL E & PA						
GRANTEE: TURNER PATRICIA						
0947/1306	8/31/2000	QC	U	I	01	100
GRANTOR: TURNER ELTON IRBY						
GRANTEE: TURNER PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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
1	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2010	2010	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	0.00	0.00	1.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	108,000							

REVIEW DATE 12/10/2018 BY KW Total Acres: 1.35 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS