



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 2										
Exterior Wall	20	FACE BRICK 100	0500	01	5,221	112.4800	160.28	836,822	2001	2001	0	0	15.75	84.25	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 3864									
Roof Cover	03	COMP SHNGL 100	HX Base Yr																						
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 80																							
Interior Floor	14	CARPET 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	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	2,895	100	2,895	390,929																					
FGR	1,030	55	566	76,430																					
FOP	65	30	20	2,701																					
FSP	384	40	154	20,795																					
FST	95	55	52	7,022																					
FST	100	55	55	7,427																					
FST	740	55	407	54,960																					
FUS	940	100	940	126,934																					
PTO	75	5	4	540																					
SFB	36	80	29	3,916																					
TOTALS	6,928		5,221	705,023																					
EXTRA FEATURES			96538 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	0300	BOAT DCK W	0	0	0	0	1,335.00	SF	50.00	50.00	100	2012	2012	3	71	47,393									
2	0310	AL GANG WY	0	0	0	0	28.00	LF	115.00	115.00	100	2020	2020	3	93	2,995									
3	0303	FLT DOCK W	0	0	30	10	300.00	SF	26.00	26.00	100	2017	2017	3	87	6,786									
4	1244	WD DECK EX	0	0	16	16	256.00	SF	23.13	23.13	100	2020	2020	3	95	5,624									
5	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2020	2020	3	93	2,325									
6	0812	CONCRETE C	0	0	0	0	2,145.00	SF	4.00	4.00	100	2001	2001	3	82	7,036									
7	0350	CARPOT WD	0	0	14	36	504.00	SF	13.00	13.00	100	2017	2017	3	82	5,373									
8	0861	POOL GUNIT	0	0	42	10	420.00	SF	85.00	85.00	100	2001	2001	3	29	10,353									
10	0845	KOOL DECK	0	0	0	0	982.00	SF	7.25	7.25	100	2001	2001	3	82	5,838									
11	0911	SCRN RM A	0	0	56	26	1,456.00	SF	14.00	14.00	100	2020	2020	3	93	18,957									
LAND DESCRIPTION			TOTAL OB/XF													112,680									
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	000130	C	SFR WATER	0		RS-1	0.00	0.00	3.77	AC		1.00	1.00	0.75	200,000.00	150,000.00	565,500								
REVIEW DATE 02/08/2021 BY KW Total Acres: 3.77 Total Land Value: 565,500 Market: 0 Agricultural: 0 Common: 565,500 PRINTED 08/02/2023 BY SYS																									

