IN OR 1148/962
EX 12-2

SHIVER BRIAN T & DANA W
96531 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0012-0000

BUILDING CHARACTERISTICS

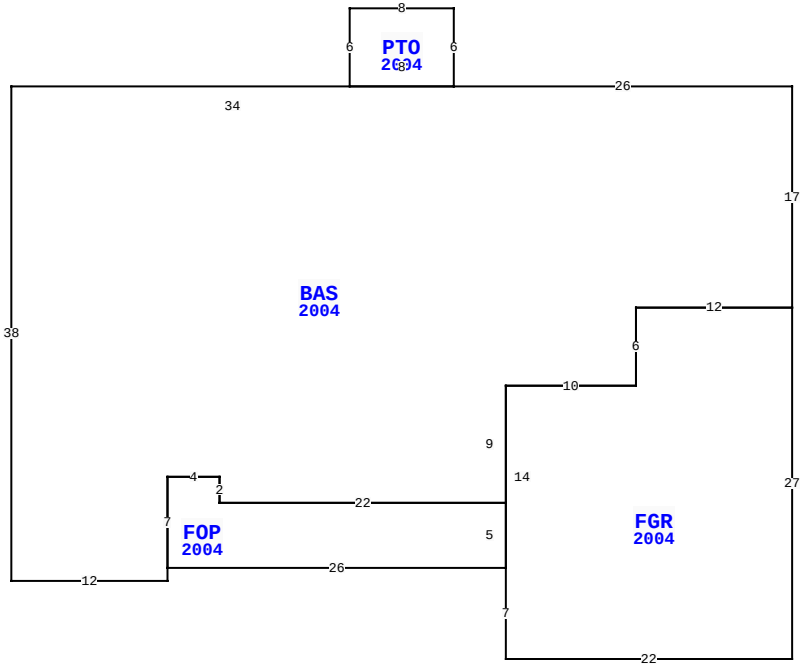
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,714	100	1,714	171,123
FGR	534	55	294	29,352
FOP	138	30	41	4,093
PTO	48	5	2	200
TOTALS	2,434		2,051	204,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,051	97.1964	115.42	236,726	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2007 Heated Area: 1714 HX Base Yr 2007



96531 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		204,768
TOTAL MARKET OB/XF VALUE		8,645
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		301,413
SOH/AGL Deduction		149,250
ASSESSED VALUE		152,163
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,163
TOTAL JUST VALUE		301,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311422	NEW CONSTR	136,272	07/01/2003
B0108876	NEW CONSTR	88,553	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2432/1223	2/09/2021	WD	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: SHIVER BRIAN T & DA						
1148/0962	6/26/2003	WD	U	V	07	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: SHIVER BRIAN T & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 PTO=[YR=2004] N6 W8 S6 E8$ W34 S38 E12 N1
FOP=[YR=2004] E26 FGR=[YR=2004] S7 E22 N27 W12 S6 W10 S14$ N5
W22 N2 W4 S7$ N7 E4 S2 E22 N9 E10 N6 E12 N17$.

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	0812	CONCRETE C	0	100	0	0	2,513.00	SF	4.00	4.00	100	2004	2004	3	86	8,645	

LAND DESCRIPTION

TOTAL OB/XF 8,645

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	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 10/27/2017 BY KWX Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS