

PT OF WILLIAM G CHRISTOPHER
GRANT IN SEC 50-3N-28E
IN OR 2052/441, OR 2576/848, &

FOREHAND BENJAMIN K & MARY L
96591 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-0000-0021-0130



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	2,794	100	2,794	322,430
FGR	572	55	315	36,352
FOP	56	30	17	1,961
FOP	198	30	59	6,808
FSP	192	40	77	8,886
STR	32	10	3	346
UOP	372	20	74	8,540
TOTALS	4,216		3,339	385,324

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0			

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,339	100.1880	118.97	397,241	2018	2018	0	0
1 SNGL FAM - 100% - 2019 Heated Area: 2794 HX Base Yr 2019									
96591 BLACKROCK RD, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		408,825	
TOTAL MARKET OB/XF VALUE		6,021	
TOTAL LAND VALUE - MARKET		439,920	
TOTAL MARKET VALUE		854,766	
SOH/AGL Deduction		337,662	
ASSESSED VALUE		517,104	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		467,104	
TOTAL JUST VALUE		854,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1704664	CO ISSUED	0	03/29/2018
B1800453	GARAGE	55,104	02/01/2018
B1704664	NEW CONSTR	358,266	05/25/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2614/1432	1/20/2023	WD	U	V	11
GRANTOR: WEST FAMILY TRUST ET					
GRANTEE: FOREHAND BENJAMIN K					
2576/0848	6/29/2022	TD	U	V	11
GRANTOR: FOREHAND RAY LIVING T					
GRANTEE: FOREHAND BENJAMIN K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W11 UOP=[YR=2018] W12 STR=[YR=2018] N4 W8 S4 E8\$ W19 BAS=[YR=2018] W23 S55 FGR=[YR=2018] S23 E23 N27 W7 N1 W3 S5 W13\$ E13 N5 E3 S1 E7 S3 E10 FOP=[YR=2018] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E10 S6 E15 N42 W11 FSP=[YR=2018] N6 W20 S10 E16 U4 R4 \$ L4 D4 W16 N10 W11 N12\$ S12 E31 N12 \$ S18 E11 N18\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	RS-1	0.00	0.00	1.54
2	000115	C	SFR ACRES	100	0005	RS-1	0.00	0.00	8.38

