IN OR 572 PG 664
R498276 & R498277 & R498278

CREWS FARRELL D & CRYSTAL O
96318 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-0000-0023-0010

BUILDING CHARACTERISTICS

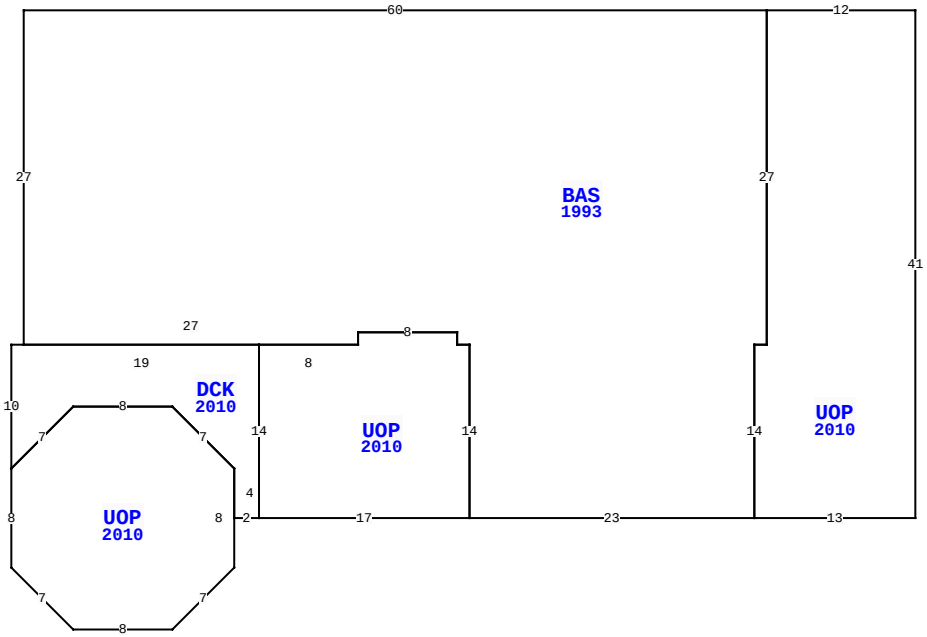
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	62,092
DCK	143	15	21	674
UOP	246	25	62	1,990
UOP	274	25	68	2,183
UOP	506	25	126	4,045
TOTALS	3,103		2,211	70,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,211	141.1200	91.73	202,815	1993	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 1991 Heated Area: 1934 HX Base Yr 1991



96318 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,985
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		153,885
SOH/AGL Deduction		94,698
ASSESSED VALUE		59,187
TOTAL EXEMPTION VALUE	HX HB	34,187
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12042	SIGN	1,200	08/01/2009
B22759	ADDITION	14,000	08/01/2009
8489	MH MOVE-ON	5,000	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0572/0664	6/14/1989	WD	U	I	01	6,000
GRANTOR: CREWS FRED & LUCILLE						
GRANTEE: CREWS FARRELL & C O						
0432/0244	9/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W12 BAS=[YR=1993] W60 S27 DCK=[YR=2010] W1 S10 UOP=[YR=2010] S8 R5 D5 E8 U5 R5 N8 U5 L5 W8 D5 L5 $ U5 R5 E8 D5 R5 S4 E2 UOP=[YR=2010] E17 N14 W1 N1 W8 S1 W8 S14 $ N14W19$ E27 N1 E8 S1 E1 S14 E23 N14 E1 N27 $ S27 W1 S14 E13 N41 $.

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
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1991	1991	3	20	240	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	000102	C	SFR/MH	100	0006	RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS