PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 396/650
(EX FPL ESMT OR 401/70)

PEEPLES HARTFORD W & PAMELA C
96426 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0039-0030

BUILDING CHARACTERISTICS

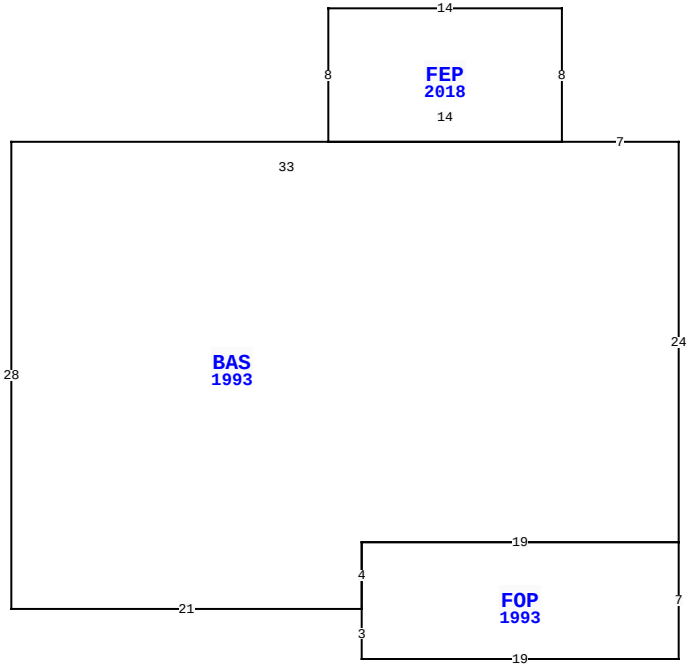
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,044	100	1,044	92,267
FEP	112	80	90	7,954
FOP	133	30	40	3,535
TOTALS	1,289		1,174	103,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,174	117.9780	106.48	125,008	1983	1983	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1985 Heated Area: 1044 HX Base Yr 1985



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

96426 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,757
TOTAL MARKET OB/XF VALUE		165
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		183,922
SOH/AGL Deduction		110,333
ASSESSED VALUE		73,589
TOTAL EXEMPTION VALUE	HX HB	48,589
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		183,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0396/0650	8/01/1983	WD	Q	I		6,500
GRANTOR:						
GRANTEE:						
0348/0489	11/01/1981	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FEP=[YR=2018] N8 W14 S8 E14 $ W33 S28 E21
FOP=[YR=1993] S3 E19 N7 W19 S4 $ N4 E19 N24 $.

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
3	0811	CONCRETE B	0	100	8	8	64.00	SF	5.20	5.20	100	1985	1985	3	49.5	165	

LAND DESCRIPTION

TOTAL OB/XF 165

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/04/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS