PT SEC 50-3N-28E
IN OR 2628/1827
PARCELS 42-3 & 43-1

ANDREWS ROBERT WINSTON JR & JANICE ANDERSON
96510 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0042-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

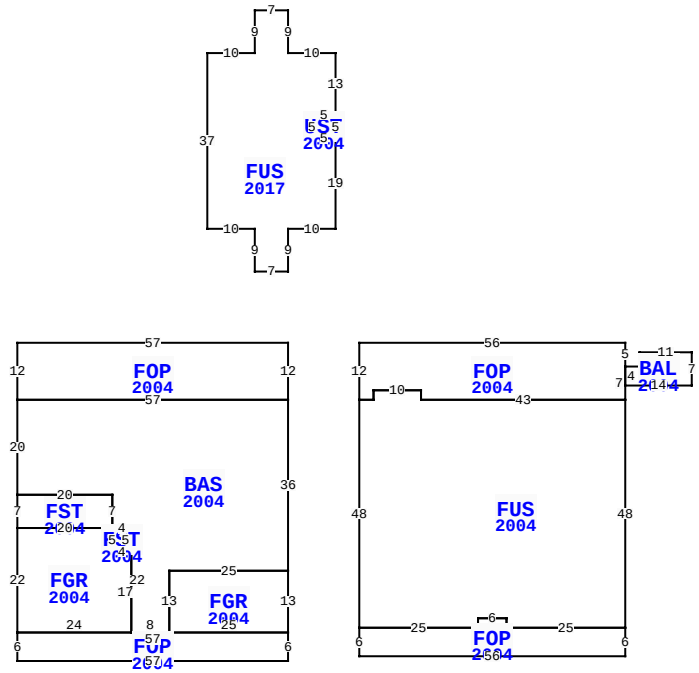
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	89	15	13	1,717
BAS	1,800	100	1,800	237,689
FGR	325	55	179	23,637
FGR	508	55	279	36,842
FOP	342	30	103	13,601
FOP	348	30	104	13,733
FOP	652	30	196	25,882
FOP	684	30	205	27,070
FST	20	55	11	1,452
FST	140	55	77	10,167
TOTALS	8,729		6,774	894,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,774	104.1200	148.37	1,005,058	2004	2004	0	0	0	11.00	89.00

2 SFR CUST – 100% - 2003 Heated Area: 5596 HX Base Yr 2003



** This building has 13 Sub-Areas

96510 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		894,502
TOTAL MARKET OB/XF VALUE		64,376
TOTAL LAND VALUE - MARKET		381,348
TOTAL MARKET VALUE		1,340,226
SOH/AGL Deduction		479,400
ASSESSED VALUE		860,826
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		810,826
TOTAL JUST VALUE		1,340,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,190,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800182	NEW CONSTR	12,500	01/01/2018
B1327132	REMODEL	0	05/01/2013
B12018	NEW CONSTR	500,000	12/01/2003
B0209642	HOUSEMVING	10,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1827	3/08/2023	WD	Q	I	01	1,625,000
GRANTOR: SCARBORO JOHN P JR &						
GRANTEE: ANDREWS ROBERT WINS						
2376/1515	6/09/2020	WD	U	I	11	100
GRANTOR: SCARBORO JOHN P JR						
GRANTEE: SCARBORO JOHN P JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W57 S12 BAS=[YR=2004] S20 FST=[YR=2004] S7 FGR=[YR=2004] S22 FOP=[YR=2004] S6 E57 N6 FGR=[YR=2004] N13 W25 S13 E25 $ W57 $ E24 N17 FST=[YR=2004] N5 W4 S5 E4 $ W4 N5 W20 $ E20 N7 W20 $ E20 S7 E4 S22 E8 N13 E25 N36 W57 $ E57 N12 $ PTR= E15 FOP=[YR=2004] E56 S5 BAL=[YR=2004] E3 N3 E11 S7 W14 N4 $ S7 FUS=[YR=2004] S48 FOP=[YR=2004] S6 W56 N6 E25 N2 E6 S2 E25 $ W25 N2 W6 S2 W25 N48 E3 N2 E10 S2 E43 $ W43 N2 W10 S2 W3 N12 $ W15 $PTR = N15 FUS=[YR=2017] N9 E10 N19 UST=[YR=2004] N5 W5 S5 E5 $ W5 N5 E5 N13 W10 N9 W7 S9 W10 S37 E10 S9 E7 $ S15 $.

EXTRA FEATURES

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
4	0300	BOAT DCK W	0	100	300	4	1,200.00	SF	40.00	40.00	100	2000	2000	3	29	13,920	
5	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1988	1988	3	20	1,258	
7	0300	BOAT DCK W	0	100	22	22	308.00	SF	40.00	40.00	100	2004	2004	3	40	4,928	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	86	1,978	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2003	2003	3	36	1,498	
10	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	40	960	
11	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2004	2004	3	24	1,613	
12	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	40	960	
13	0810	CONCRETE A	0	100	0	0	181.00	SF	6.50	6.50	100	2004	2004	3	86	1,012	
14	0855	CONC PAVER	0	100	0	0	1,648.00	SF	10.00	10.00	100	2004	2004	3	86	14,173	

TOTAL OB/XF 42,300

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100			132.00	296.00	132.00	FF	5	1.07	1.00	1.07	2,700.00	2,889.00	381,348							

REVIEW DATE 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 381,348 Market: 0 Agricultural: 0 Common: 381,348 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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GRANTOR: SCARBORO JOHN P JR						
GRANTEE: SCARBORO JOHN P JR						

BUILDING NOTES

BUILDING DIMENSIONS

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
15	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	
16	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780	
17	0920	CWALL-WD/M	0	100	0	0	120.00	LF	390.00	390.00	100	2003	2003	3	22	10,296	

LAND DESCRIPTION

TOTAL OB/XF 22,076

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

REVIEW DATE 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 381,348 Market: 0 Agricultural: 0 Common: 381,348 PRINTED 08/02/2023 BY SYS