



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	12	CEDAR 100	0900	01	2,895	126.9752	150.78	436,508	1980	2008	0	0	0	7.00	93.00	VALUATION BY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2430									
Roof Cover	03	COMP SHNGL 100	HX Base Yr													Tax Group: 4									
Interior Wall	05	DRYWALL 60														Tax Dist:									
Interior Wall	06	CUST PANEL 40														BUILDING MARKET VALUE									
Interior Floo	12	HARDWOOD 70														TOTAL MARKET OB/XF VALUE									
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction									
Bedrooms	3	100														ASSESSED VALUE									
Bathrooms	2.5	100														TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE									
Stories	1.	1. 100														TOTAL JUST VALUE									
Units	0	100														NCON VALUE									
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE									
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE									
Quality	05	Quality Level 05																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	4031.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,430	100	2,430	340,747																					
FOP	192	30	58	8,133																					
FOP	208	30	62	8,694																					
UGR	672	45	302	42,348																					
UST	96	45	43	6,030																					
TOTALS	3,598		2,895	405,952																					
EXTRA FEATURES					96488 BLACKROCK RD, YULEE																				
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									
1	0812	CONCRETE C	0	0	0	0			4.00	100	1980	1980	3	35	2,041										
2	0940	SHEDS/PORT	0	0	12	12			20.10	100	1960	1960	3	20	579										
3	0866	POOL FIBER	0	0	15	32			72.00	100	1981	1981	3	20	6,912										
4	0845	KOOL DECK	0	0	0	0			7.25	100	1981	1981	3	38	1,245										
5	1242	WD DECK A	0	0	20	24			10.00	100	1981	1981	3	20	960										
6	0910	SCRN RM L	0	0	29	56			15.00	100	2013	2013	3	65	15,834										
7	0855	CONC PAVER	0	0	0	0			10.00	100	2013	2013	3	95	1,900										
8	0300	BOAT DCK W	0	0	270	4			40.00	100	2013	2013	3	75	32,400										
9	0681	POLE SHED	0	0	0	0			15.00	100	2005	2005	3	44	1,030										
10	0855	CONC PAVER	0	0	0	0			7.00	100	2005	2005	3	87	6,029										
LAND DESCRIPTION					TOTAL OB/XF										68,930										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RS-1	145.00	433.00	145.00	FF	5	1.15	1.00	1.15	2,700.00	3,105.00	450,225								
REVIEW DATE 12/03/2018 BY KWX Total Acres: 0.00 Total Land Value: 450,225 Market: 0 Agricultural: 0 Common: 450,225 PRINTED 08/02/2023 BY SYS																									

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