



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 1											
Exterior Wall	10	ABOVE AVG 100	0900	01	3,308	94.3920	112.09	370,794	1999	1999	0	0	0	11.00	89.00	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2000													Heated Area: 2628										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2000										
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 80																								
Interior Floor	12	HARDWOOD 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
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	1,428	100	1,428	142,458																						
FGR	864	55	475	47,386																						
FOP	66	30	20	1,995																						
FOP	296	30	89	8,879																						
FOP	296	30	89	8,879																						
FUS	1,200	100	1,200	119,712																						
UOP	36	20	7	699																						
TOTALS			4,186	3,308	330,007																					
EXTRA FEATURES					96462 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	0811	CONCRETE B	0 100	0	0	1,580.00	SF	5.20	5.20	100	1999	1999	3	79	6,491											
2	0825	BRICK	0 100	8	6	48.00	SF	12.50	12.50	100	1999	1999	3	94	564											
3	0300	BOAT DCK W	0 100	0	0	2,525.00	SF	20.00	20.00	100	1999	1999	3	28	14,140											
4	0310	AL GANG WY	0 100	0	0	20.00	LF	57.50	57.50	100	1999	1999	3	20	230											
5	0303	FLT DOCK W	0 100	30	10	300.00	SF	13.00	13.00	100	1999	1999	3	28	1,092											
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	500.00	500.00	100	1999	1999	3	20	200											
7	0322	BOAT LFT L	0 100	0	0	2.00	UT	750.00	750.00	100	2000	2000	3	20	300											
8	0350	CARPORT WD	0 100	32	14	448.00	SF	6.50	6.50	100	2000	2000	3	20	582											
9	0350	CARPORT WD	0 100	30	15	450.00	SF	6.50	6.50	100	2000	2000	3	20	585											
TOTAL OB/XF 24,184																										
LAND DESCRIPTION																										
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	100		RS-1	90.00	735.00	90.00	FF	6	1.13	1.00	1.13	2,700.00	3,051.00	274,590									
REVIEW DATE 12/03/2018 BY KWX Total Acres: 0.00 Total Land Value: 274,590 Market: 0 Agricultural: 0 Common: 274,590 PRINTED 08/02/2023 BY SYS																										