IN OR 1869/210

BROWN JUSTIN HEATH
96496 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-0000-0042-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

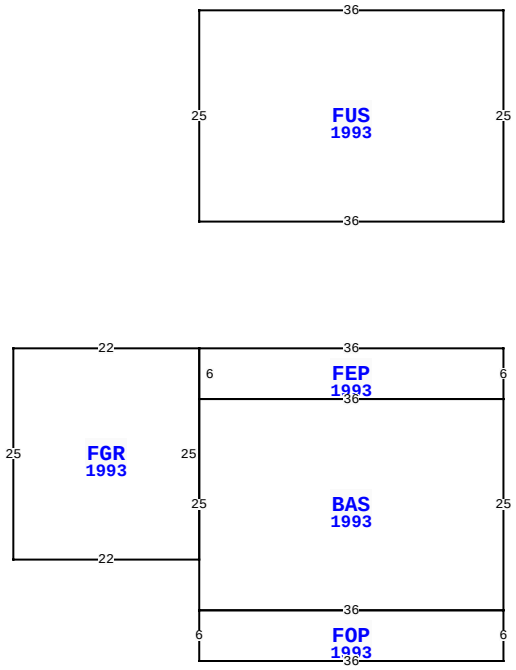
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	93,275
FEP	216	80	173	17,930
FGR	550	55	302	31,299
FOP	216	30	65	6,737
FUS	900	100	900	93,275
TOTALS	2,782		2,340	242,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	103.8996	123.38	288,709	1973	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2014 Heated Area: 1800 HX Base Yr 2014



96496 BLACKROCK RD, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,516
TOTAL MARKET OB/XF VALUE		1,273
TOTAL LAND VALUE - MARKET		326,457
TOTAL MARKET VALUE		570,246
SOH/AGL Deduction		210,792
ASSESSED VALUE		359,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,454
TOTAL JUST VALUE		570,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/0210	7/22/2013	WD	Q	I	01	320,000

GRANTOR: PEEPLES DANIEL W & WA

GRANTEE: BROWN JUSTIN HEATH

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W36 FGR=[YR=1993] W22 S25 E22 N25 $ S6
BAS=[YR=1993] S25 FOP=[YR=1993] S6 E36 N6 W36 $ E36 N25 W36
$ E36 N6 $ PTR= N15 FUS=[YR=1993] N25 W36 S25 E36 $ S15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0810	CONCRETE A	0	100	16	6	96.00	SF	6.50	6.50	100	1984	1984	3	47	293	

LAND DESCRIPTION

TOTAL OB/XF 1,273

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	000130	C	SFR WATER	100		RS-1	105.00	309.00	113.00	FF	5	1.07	1.00	1.07	2,700.00	2,889.00	326,457							

REVIEW DATE 11/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 326,457 Market: 0 Agricultural: 0 Common: 326,457 PRINTED 08/02/2023 BY SYS