

PT OF THE WILLIAM CHRISTOPHER
IN SEC 50-3N-28E
IN OR 2021/1788

WDC CORPORATION
ATTN: GENERAL COUNSEL, 225 COREY CENTER
ATLANTA, GA 30312

2023

50-3N-28-0000-0045-0000



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 5 4													
Exterior Wall	12	CEDAR 100	0100	01	2,440	115.5420	104.28	254,443	1978	1978	0	0	22.00	78.00	VALUATION SUMMARY													
Roof Structur	07	GAMBREL 100	1 SINGLE FAM - 0% - 0													Heated Area: 1777												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	3.	3. 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	1,252	100	1,252	101,836																								
FUS	525	100	525	42,703																								
UOP	196	20	39	3,172																								
UOP	528	20	106	8,622																								
UST	1,150	45	518	42,133																								
TOTALS			3,651		2,440	198,466																						
EXTRA FEATURES			96524 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	2,810.00	SF	4.00	4.00	100	1980	1980	3	35	3,934												
2	0300	BOAT DCK W	0	0	0	0	1,350.00	SF	40.00	40.00	100	2000	2000	3	29	15,660												
3	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2017	2017	3	87	4,524												
4	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	82	1,886												
5	0820	WOOD WALK	0	0	0	0	207.00	SF	11.75	11.75	100	1985	1985	3	40	973												
6	0920	CWALL-WD/M	0	0	0	0	137.00	LF	390.00	390.00	100	1980	1980	3	20	10,686												
7	0350	CARPORT WD	0	0	16	24	384.00	SF	13.00	13.00	100	1980	1980	3	20	998												
8	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1990	1990	3	62	113												
10	1242	WD DECK A	0	0	0	0	244.00	SF	10.00	10.00	100	1998	1998	3	20	488												
11	0810	CONCRETE A	0	0	0	0	476.00	SF	6.50	6.50	100	1980	1980	3	35	1,083												
LAND DESCRIPTION			TOTAL OB/XF 40,345																									
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	0.00	0.00	5.08	AC		1.00	1.00	0.60	200,000.00	120,000.00	609,600											
REVIEW DATE 05/05/2022 BY KWA Total Acres: 5.08 Total Land Value: 609,600 Market: 0 Agricultural: 0 Common: 609,600 PRINTED 08/02/2023 BY SYS																												

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

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	1,411	100	1,411	94,794
DCK	180	10	18	1,209
UCP	318	20	64	4,299
UOP	45	20	9	604
UOP	432	20	86	5,778
UST	18	45	8	538

TOTALS 2,404 1,596 107,223

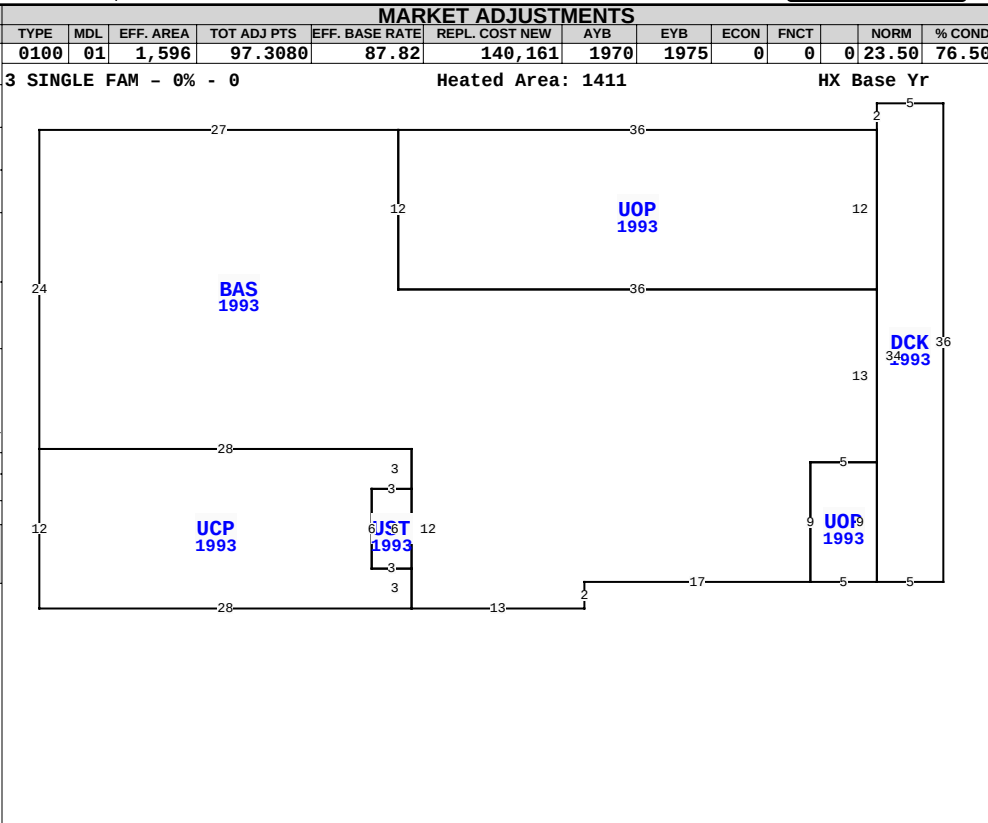
EXTRA FEATURES

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
12	0920	CWALL-WD/M	0	0	0	0	105.00	LF	390.00	390.00	100	1980	1980	3	20	8,190	
14	0810	CONCRETE A	0	0	5	39	195.00	SF	6.50	6.50	100	2000	2000	3	80	1,014	
15	0350	CARPORT WD	0	0	45	14	630.00	SF	13.00	13.00	100	2017	2017	3	82	6,716	

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
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REVIEW DATE 05/05/2022 BY KWA



96524 BLACKROCK RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

OB/XF MKT VALUE

NOTES

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 509,411

TOTAL MARKET OB/XF VALUE 56,265

TOTAL LAND VALUE - MARKET 609,600

TOTAL MARKET VALUE 1,175,276

SOH/AGL Deduction 195,925

ASSESSED VALUE 979,351

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 979,351

TOTAL JUST VALUE 1,175,276

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,085,577

Total Acres: 5.08

Total Land Value: 609,600

Market: 0

Agricultural: 0

Common: 609,600

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