LOT 1
ESMT PT OR 1224/1532
BLACKROCK HAMMOCK PB 6/286

METTENDORF ERIC E & ELIZABETH J
96276 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2023

50-3N-28-016B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

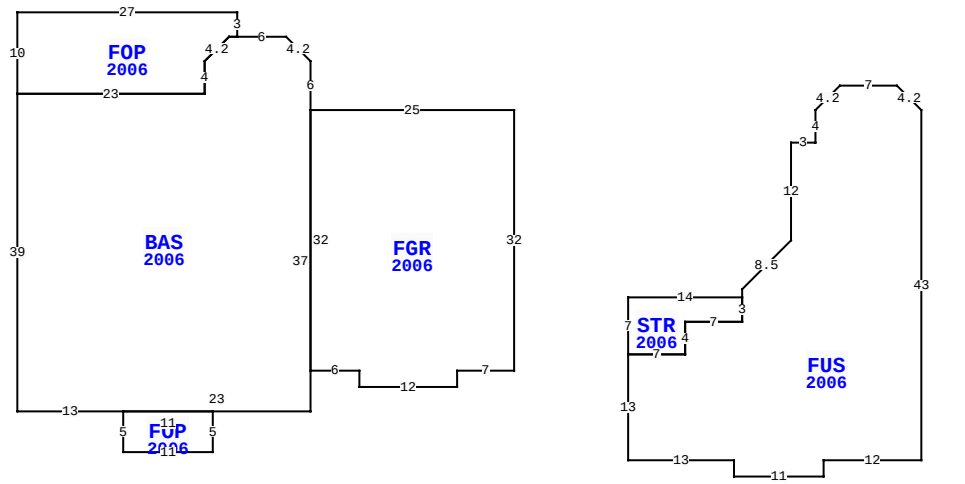
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	191,151
FGR	824	55	453	58,271
FOP	55	30	16	2,058
FOP	247	30	74	9,519
FUS	1,082	100	1,082	139,182
STR	70	10	7	901
TOTALS	3,764		3,118	401,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,118	98.1180	139.82	435,959	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 2568 HX Base Yr 2021



96276 BLACKROCK HAMMOCK DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,680
TOTAL MARKET OB/XF VALUE		73,681
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		612,361
SOH/AGL Deduction		153,427
ASSESSED VALUE		458,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		408,934
TOTAL JUST VALUE		612,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530019	CO ISSUED	0	05/12/2015
B1530274	SCRNROOM	24,921	04/01/2015
B1530009	SWIM POOL	32,200	02/01/2015
B1530019	GARAGE	34,320	02/01/2015
E15277	ELEC OTHER	2,000	07/01/2005
M0509931	H/AC	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0284	11/17/2020	WD	Q	I	01	535,000
GRANTOR: AARON DANNY L & VALER						
GRANTEE: METTENDORF ERIC E &						
1933/1752	8/19/2014	WD	Q	I	02	305,000
GRANTOR: CALCHAS LLC						
GRANTEE: AARON DANNY L & VAL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W25 BAS=[YR=2006] N6 U3 L3 W6 FOP=[YR=2006] N3 W27 S10 E23 N4 U3 R3 E1$ W1 D3 L3 S4 W23 S39 E13 FOP=[YR=2006] S5 E11 N5 W11 $ E23 N37$ S32 E6 S2 E12 N2 E7 N32 $ PTR=E50 FUS=[YR=2006] U3 L3 W7 D3 L3 S4 W3 S12 D6 L6 S1 STR=[YR=2006] W14 S7 E7 N4 E7 N3 $ S3 W7 S4 W7 S13 E13 S2 E11 N2 E12 N43 $W50 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	4,618.00	SF	4.00	4.00	100	2006	2006	3	88	16,255	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2015	2015	3	81	30,983	
4	0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2015	2015	3	74	15,540	
5	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2015	2015	3	96	7,200	
6	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00	10.00	100	2015	2015	3	96	518	

LAND DESCRIPTION

TOTAL OB/XF 73,681

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS

LOT 1
ESMT PT OR 1224/1532
BLACKROCK HAMMOCK PB 6/286

METTENDORF ERIC E & ELIZABETH J
96276 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2023

50-3N-28-016B-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

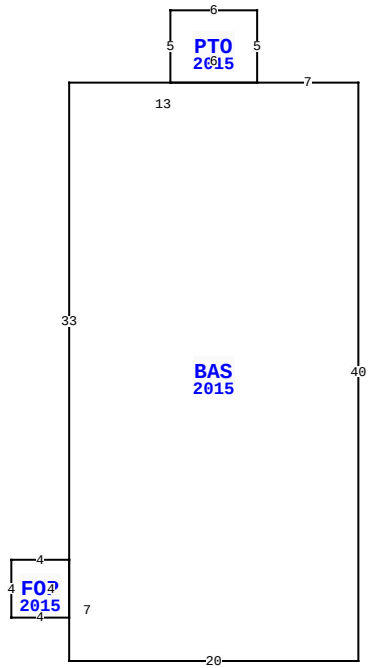
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	22,402
FOP	16	30	5	140
PTO	30	5	2	56
TOTALS	846		807	22,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	807	86.0200	30.11	24,299	2015	2015	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2021 Heated Area: 800 HX Base Yr 2021



96276 BLACKROCK HAMMOCK DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,680
TOTAL MARKET OB/XF VALUE		73,681
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		612,361
SOH/AGL Deduction		153,427
ASSESSED VALUE		458,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		408,934
TOTAL JUST VALUE		612,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515023	ELEC OTHER	0	05/01/2005
P09367	OTHER	0	04/01/2005
R07436	REPAIR/RRF	5,500	04/01/2005
B14933	NEW CONSTR	238,810	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0284	11/17/2020	WD	Q	I	01	535,000
GRANTOR: AARON DANNY L & VALER						
GRANTEE: METTENDORF ERIC E &						
1933/1752	8/19/2014	WD	Q	I	02	305,000
GRANTOR: CALCHAS LLC						
GRANTEE: AARON DANNY L & VAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W7 PTO=[YR=2015] N5 W6 S5 E6 $ W13 S33
FOP=[YR=2015] W4 S4 E4 N4$ S7 E20 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS