

LOT 3
IN OR 1919/1574
BLACKROCK HAMMOCK PB 6/286

BIGMAN ELLIOT S & MARY JEANETTE
96218 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2023

50-3N-28-016B-0003-0000



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,373	100	3,373	431,927
FGR	762	55	419	53,655
FOP	82	30	25	3,202
FSP	500	40	200	25,611
PTO	125	5	6	769

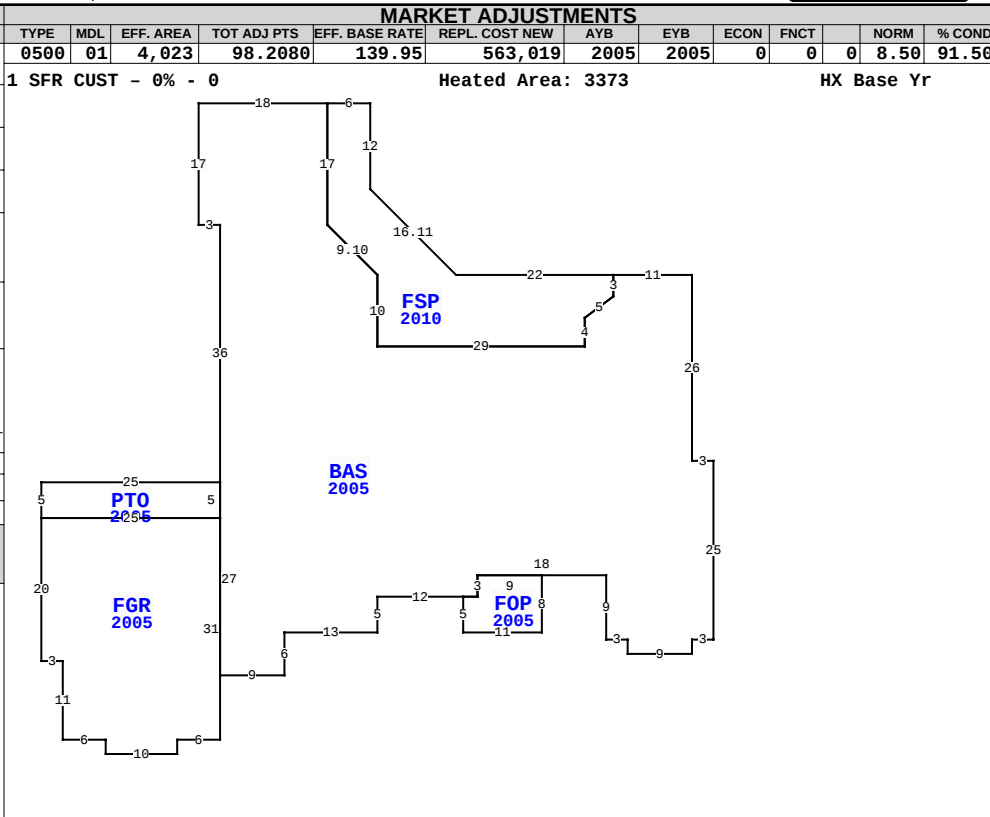
TOTALS 4,842 4,023 515,162

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	0	0	0	3.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	9,450	
2	0810	CONCRETE A	0	0	0	0	3,088.00	SF	6.50	6.50	100	2005	2005	3	87	17,463	
3	0861	POOL GUNIT	0	0	0	0	412.00	SF	85.00	85.00	100	2006	2006	3	48	16,810	
4	0845	KOOL DECK	0	0	0	0	750.00	SF	7.25	7.25	100	2006	2006	3	88	4,785	
5	0462	ST/AL FNC	0	0	90	0	360.00	SF	10.00	10.00	100	2006	2006	3	48	1,728	
6	1126	CB/STC 8"	0	0	25	3	75.00	SF	8.00	8.00	100	2005	2005	3	87	522	
7	0911	SCRN RM A	0	0	45	24	1,080.00	SF	17.50	17.50	100	2015	2015	3	74	13,986	

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	000100	C	SFR	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							



96218 BLACKROCK HAMMOCK DR, YULEE

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

TOTAL OB/XF 64,744

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	000100	C	SFR	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				515,162	
TOTAL MARKET OB/XF VALUE				64,744	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				694,906	
SOH/AGL Deduction				121,097	
ASSESSED VALUE				573,809	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				573,809	
TOTAL JUST VALUE				694,906	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				597,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509697	H/AC	0	05/01/2005
E14773	ELEC OTHER	0	04/01/2005
P09108	OTHER	0	03/01/2005
R0507128	REPAIR/RRF	7,100	02/01/2005
B0514426	NEW CONSTR	308,360	02/01/2005
B0516456	SWIM POOL	29,300	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1919/1574	5/27/2014	TD	Q	I	02	560,000
GRANTOR: STEVENSON JAMES W & M						
GRANTEE: BIGMAN ELLIOT S & M						
1499/0495	5/16/2007	WD	U	I	01	100
GRANTOR: STEVENSON JAMES W & M						
GRANTEE: STEVENSON JAMES W &						

BUILDING NOTES

BAS=[YR=2005] W11 FSP=[YR=2010] W22 U12 L12 N12 W6 S17 D7 R7 S10 E29 N4 U3 R4 N3 \$ S3 L4 D3 S4 W29 N10 U7 L7 N17 W18 S17 E3 S36 PTO=[YR=2005] W25 S5 FGR=[YR=2005] S20 E3 S11 E6 S2 E10 N2 E6 N31 W25 \$ E25 N5 \$ S27 E9 N6 E13 N5 E12 FOP=[YR=2005] S5 E11 N8 W9 S3 W2 \$ E2 N3 E18 S9 E3 S2 E9 N2 E3 N25 W3 N26 \$.