

FRIDAY DWAYNE D &/ELLIS-FRIDAY SABRINA
96146 BLACKROCK HAMMOCK DRIVE
YULEE, FL 32097

50-3N-28-016B-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 01 3,764 96.4710 137.47 517,437 2005 2007 0 0 7.50 92.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2009 Heated Area: 3184 HX Base Yr 2009										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 478,629									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 43,995									
Interior Floo 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 115,000									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 637,624									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 297,801									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 339,823									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3.5 100																				BASE TAXABLE VALUE 289,823									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 637,624									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 551,331									
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				R2010030 REPAIR/RRF 6,000 11/01/2020									
MAP NUM MKT AREA 04																				B12981 NEW CONSTR 0 01/01/2005									
NEIGHBORHOOD/LOC 4028.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 435 100 435 55,314																													
BAS 2,749 100 2,749 349,562																													
FGR 786 55 432 54,933																													
FOP 481 30 144 18,311																													
PTO 90 5 4 509																													
TOTALS 4,541 3,764 478,629																													
EXTRA FEATURES										96146 BLACKROCK HAMMOCK DR, YULEE										BLD DATE 04/04/2023 NW LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2005 2005 3 90 1,800																													
2 0100 BAR-B-Q 0 100 0 0 1.00 UT 400.00 400.00 100 2005 2005 3 27 108																													
3 0812 CONCRETE C 0 100 0 0 5,130.00 SF 4.00 4.00 100 2005 2005 3 87 17,852																													
4 0861 POOL GUNIT 0 100 0 0 420.00 SF 85.00 85.00 100 2005 2005 3 44 15,708																													
5 0911 SCR N RM A 0 100 0 0 965.00 SF 17.50 17.50 100 2005 2005 3 27 4,560																													
6 0845 KOOL DECK 0 100 0 0 416.00 SF 7.25 7.25 100 2005 2005 3 87 2,624																													
7 1125 CB/STC 6" 0 100 30 0 210.00 SF 7.35 7.35 100 2005 2005 3 87 1,343																													
LAND DESCRIPTION										TOTAL OB/XF 43,995																			
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 01/22/2019 BY KWA										Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000										PRINTED 08/02/2023 BY SYS									