

LOT 6
IN OR 1260/640
BLACKROCK HAMMOCK PB 6/286

DELFOX PETER F & ANGELIA K
96118 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2023

50-3N-28-016B-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,971	100	2,971	353,113
FGR	1,189	55	654	77,730
FOP	78	30	23	2,733
FOP	537	30	161	19,135
FUS	779	100	779	92,587

TOTALS	5,554		4,588	545,299
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,102.00	SF	4.00
2	0911	SCRN RM A	0	100	51	25	1,275.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	890.00	SF	7.25
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 01/22/2019 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,588	90.1710	128.49	589,512	2005	2007	0	0	7.50	92.50
1 SFR CUST - 100% - 2006 Heated Area: 3750 HX Base Yr 2006											

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	0812	CONCRETE C	0	100	0	0	3,102.00	SF	4.00	4.00	100	2005	2005	3	87	10,795	
2	0911	SCRN RM A	0	100	51	25	1,275.00	SF	17.50	17.50	100	2005	2005	3	27	6,024	
3	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2005	2005	3	44	16,269	
4	0845	KOOL DECK	0	100	0	0	890.00	SF	7.25	7.25	100	2005	2005	3	87	5,614	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

TOTAL OB/XF											
41,852											

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		545,299	
TOTAL MARKET OB/XF VALUE		41,852	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		702,151	
SOH/AGL Deduction		358,413	
ASSESSED VALUE		343,738	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		293,738	
TOTAL JUST VALUE		702,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	9,000	11/01/2020
B0516263	XFOB	8,000	12/01/2005
E16289	ELEC OTHER	0	12/01/2005
E0514251	ELEC OTHER	2,000	02/01/2005
M0509139	MECH OTHER	0	02/01/2005
B0514762	SWIM POOL	20,000	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1260/0640	9/20/2004	WD	Q	I		441,400	
GRANTOR: COPPERFIELDS USA INC							
GRANTEE: DELFOX PETER F & AN							
1260/0639	9/20/2004	WD	U	V	19	100	
GRANTOR: MICAWBER ENTERPRISES							
GRANTEE: COPPERFIELDS USA IN							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2005] W22 FOP=[YR=2005] W45 S8 E12 S3 E3 S5 E21 N8 E9 N8\$ S8 W9 S8 W21 N5 W3 N3 W12 S45 E3 S2 E9 N2 E3 N5 E8 FOP=[YR=2005] S6 E10 N6 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E3 N2 E6 S2 E3 S10 E13 N1 E11 FGR=[YR=2005] S15 E8 S2 E3 S2 E9 N2 E3 N2 E8 N21 E4 N14 W35 S20\$ N57\$ PTR=E45 FUS=[YR=2005] E16 S26 E2 S2 E2 S2 E18 S13 W15 N9 W23 N34\$ W45\$.							

TOTAL OB/XF											
41,852											

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