

LOT 7
IN OR 1977/1651
BLACKROCK HAMMOCK PB 6/286

CUBBAL LIVING TRUST/CUBBAL GARY E TRUSTEE
96092 BLACKROCK HAMMOCK DR
YULEE, FL 32097-8612

2023

50-3N-28-016B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	04
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NEIGHBORHOOD/LOC	4028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,831	100	2,831	348,042
FGR	933	55	513	63,068
FOP	84	30	25	3,074
FOP	541	30	162	19,916
FUS	653	100	653	80,279

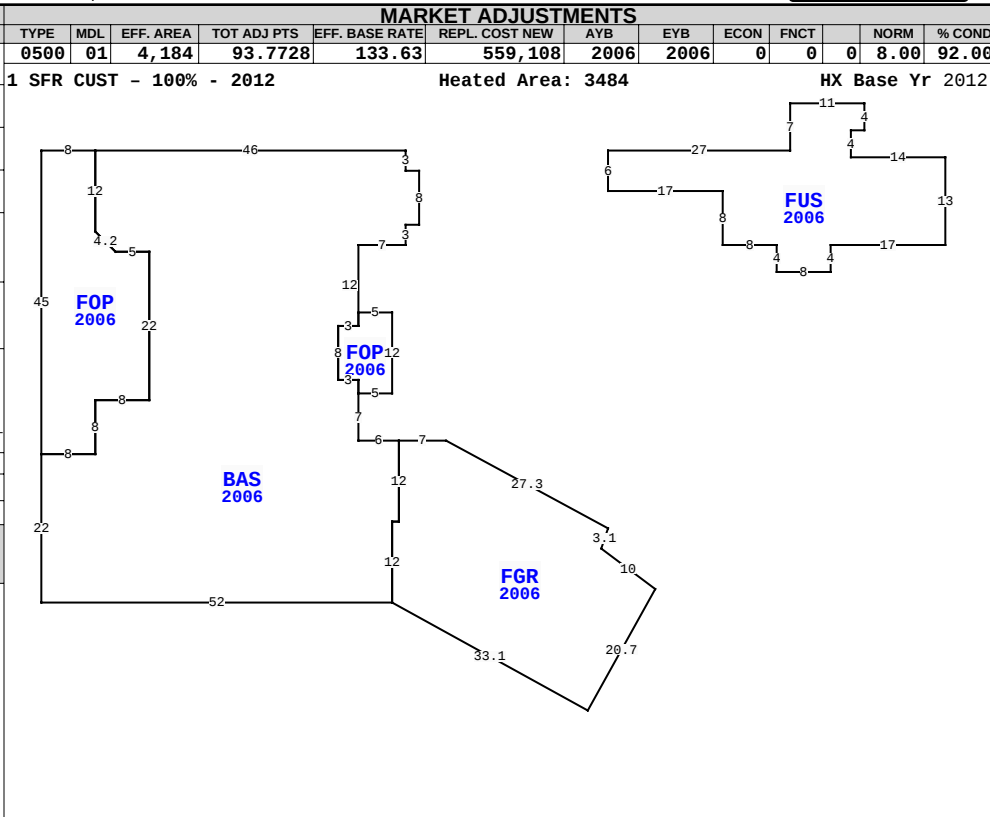
TOTALS	5,042		4,184	514,379
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EXTRA FEATURES

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	4,254.00	SF	4.00	4.00	100	2006	2006	3	88	14,974	
3	0911	SCRN RM A	0	100	25	45	1,125.00	SF	17.50	17.50	100	2011	2011	3	55	10,828	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2011	2011	3	68	25,894	
5	0855	CONC PAVER	0	100	0	0	677.00	SF	10.00	10.00	100	2011	2011	3	93	6,296	
6	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	2006	2006	3	88	620	

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							



BLD DATE	04/04/2023	NW	LGL DATE
XF DATE	05/22/2007	RK	LAND DATE
INC DATE			AG DATE

96092 BLACKROCK HAMMOCK DR, YULEE

TOTAL OB/XF																	61,797
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		514,379	
TOTAL MARKET OB/XF VALUE		61,797	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		691,176	
SOH/AGL Deduction		343,538	
ASSESSED VALUE		347,638	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		292,638	
TOTAL JUST VALUE		691,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		597,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25046	ADDITION	21,971	08/01/2011
M10276	MECH OTHER	0	09/01/2005
E0515144	ELEC OTHER	2,000	06/01/2005
P0509597	OTHER	0	06/01/2005
C0515246	CO ISSUED	326,560	05/01/2005
R0507648	REPAIR/RRF	5,500	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1977/1651	5/04/2015	WD U	I	11	
GRANTOR: CUBBAL GARY E & CATHE					
GRANTEE: CUBBAL LIVING TRUST					
1726/1298	2/25/2011	WD U	I	11	302,000
GRANTOR: WELLS FARGO BANK NA					
GRANTEE: CUBBAL GARY E & CTH					

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=2006] W46 FOP=[YR=2006] W8 S45 E8 N8 E8 N22 W5 U3 L3 N12 \$ S12 R3 D3 E5 S22 W8 S8 W8 S22E52 FGR=[YR=2006] D16 R29 R10 U18 U6 L8 U3 R1 U13 L24 W7 S12 W1 S12 \$ N12 E1 N12 W6 N7 FOP=[YR=2006] E5 N12 W5 S2 W3 S8 E3 S2\$ N2 W3 N08E3 N12 E7 N3 E2 N8 W2 N3 \$ PTR= E30 FUS=[YR=2006] E27 N7 E11 S4 W2 S4 E14 S13 W17 S4 W8 N4 W8 N8 W17 N6 \$ W30 \$.