

LOT 46
ESMT PT OR1224/1532
BLACKROCK HAMMOCK PB 6/286

CAMERON REBECCA C
96411 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-016B-0046-0000



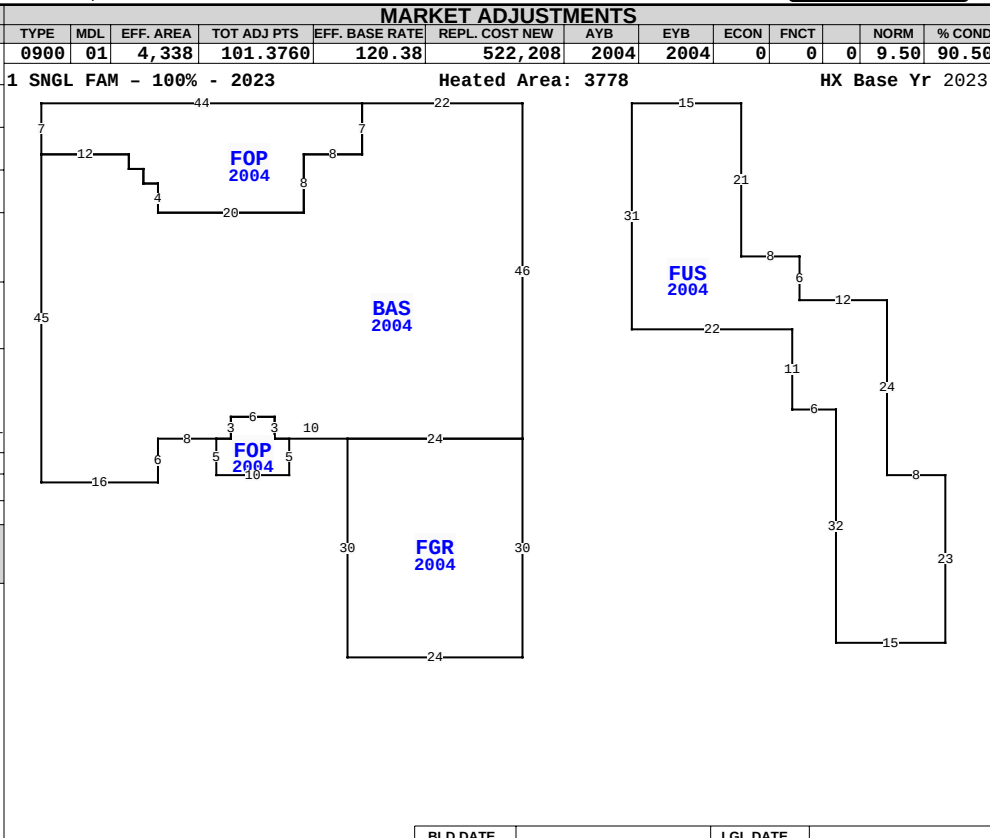
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,634	100	2,634	286,958
FGR	720	55	396	43,141
FOP	68	30	20	2,179
FOP	480	30	144	15,688
FUS	1,144	100	1,144	124,632
TOTALS	5,046		4,338	472,598

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,857.00	SF	4.00	
3	1126	CB/STC 8"	0 100	21	4	84.00	SF	8.00	
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	
5	0911	SCRN RM A	0 100	45	26	1,170.00	SF	17.50	
6	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	
7	0350	CARPORT WD	0 100	23	24	552.00	SF	13.00	

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



96411 BLACKROCK RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,857.00	SF	4.00	4.00	100	2004	2004	3	86	6,388	
3	1126	CB/STC 8"	0 100	21	4	84.00	SF	8.00	8.00	100	2004	2004	3	86	578	
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	48	18,360	
5	0911	SCRN RM A	0 100	45	26	1,170.00	SF	17.50	17.50	100	2006	2006	3	31	6,347	
6	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	10.00	100	2006	2006	3	88	7,216	
7	0350	CARPORT WD	0 100	23	24	552.00	SF	13.00	13.00	100	2011	2011	3	55	3,947	

TOTAL OB/XF										45,951						
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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	115,000.00	92,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										472,598		
TOTAL LAND VALUE - MARKET										92,000		
TOTAL MARKET VALUE										610,549		
SOH/AGL Deduction										0		
ASSESSED VALUE										610,549		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										560,549		
TOTAL JUST VALUE										610,549		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										589,981		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26427	REMODEL	6,300	09/03/2012
B1023319	CARPORT	10,907	02/23/2010
B17970	ADDITION	9,900	05/01/2006
B17669	SWIM POOL	37,500	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1488	1/07/2022	WD	Q	I	01	700,000	
GRANTOR: WELLIVER DAWN C							
GRANTEE: CAMERON REBECCA C							
1243/1427	7/07/2004	WD	Q	I		400,000	
GRANTOR: LAVARIAS RUBEN							
GRANTEE:WELLIVER MARK D & D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W22 FOP=[YR=2004] W44 S7 E12 S2 E2 S2 E2 S4 E20 N8 E8 N7 \$ S7 W8 S8 W20 N4 W2 N2 W2 N2 W12 S45 E16 N6 E8 FOP=[YR=2004] S5 E10 N5 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E10 FGR=[YR=2004] S30 E24 N30 W24 \$ E24 N46 \$ PTR= E15 FUS=[YR=2004] E15 S21 E8 S6 E12 S24 E8 S23 W15 N32 W6 N11 W22 N31 \$ W15 \$.									