PT OF LOT 48 IN OR 1532/1220
BLACKROCK HAMMOCK PBK 6/286

KEISLING FREDERICK C III/KEISLING RITA C
96423 BLACKROCK ROAD
YULEE, FL 32097

2023

50-3N-28-016B-0048-0020

BUILDING CHARACTERISTICS

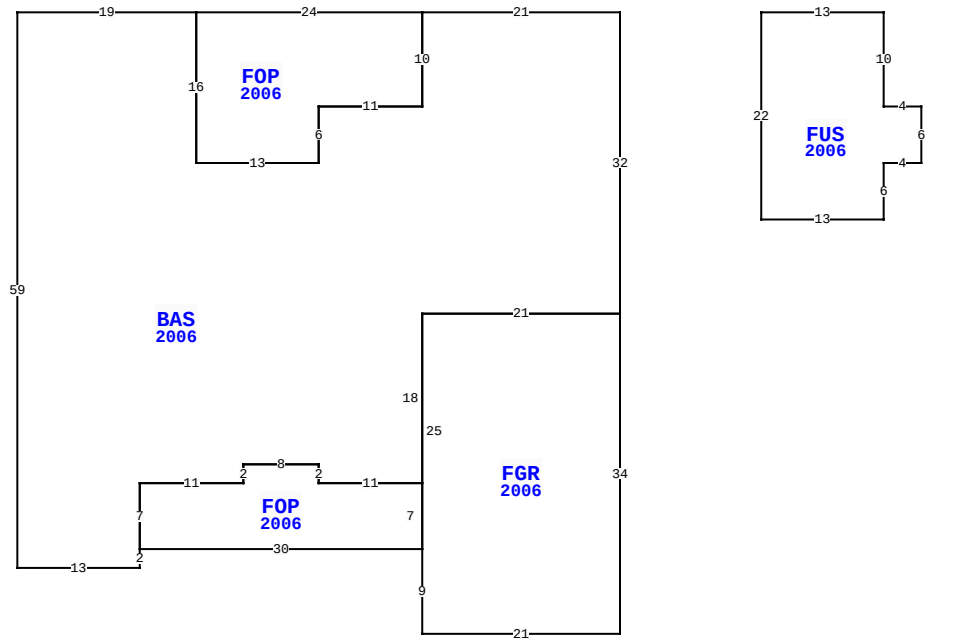
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,605	100	2,605	308,970
FGR	714	55	393	46,613
FOP	226	30	68	8,066
FOP	318	30	95	11,267
FUS	310	100	310	36,768
TOTALS	4,173		3,471	411,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,471	108.5600	128.92	447,481	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2008 Heated Area: 2915 HX Base Yr 2008



96423 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,683
TOTAL MARKET OB/XF VALUE		44,636
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		548,319
SOH/AGL Deduction		283,619
ASSESSED VALUE		264,700
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		209,700
TOTAL JUST VALUE		548,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21442	SCRN ENCLOSURE	9,400	05/01/2008
B21295	SWIM POOL	25,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/0473	4/02/2008	WD	U	I	07	100
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: KEISLING DAVID E &						
1532/1220	10/26/2007	WD	Q	I		400,000
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: KEISLING FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W24 S16 E13 N6 E11 N10$ S10 W11 S6 W13 N16 W19 S59 E13 N2 FOP=[YR=2006] E30 FGR=[YR=2006] S9 E21 N34 W21 S25 $ N7 W11 N2 W8 S2 W11 S7 $ N7 E11 N2 E8 S2 E11 N18 E21 N32 $ PTR=E15 FUS=[YR=2006] E13 S10 E4 S6 W4 S6 W13 N22$ W15$.

EXTRA FEATURES

LN	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	2,296.00	SF	4.00	4.00	100	2006	2006	3	88	8,082	
2	0811	CONCRETE B	0	100	39	11	429.00	SF	5.20	5.20	100	2008	2008	3	90	2,008	
3	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2008	2008	3	56	20,563	
4	0911	SCRN RM A	0	100	48	23	1,104.00	SF	17.50	17.50	100	2008	2008	3	40	7,728	
5	0845	KOOL DECK	0	100	0	0	738.00	SF	7.25	7.25	100	2008	2008	3	90	4,815	
6	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 44,636

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0.80	115,000.00	92,000.00	92,000							

REVIEW DATE 11/27/2018 BY KWA Total Acres: 0.00 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/02/2023 BY SYS