

LOT 58
BLACKROCK PARK PHASE 2
PBK 2243/170

GAYLOR GREGORY W & ELIZABETH C
96920 SLATE CT
YULEE, FL 32097

2023

50-3N-28-0305-0058-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,413	112.2100	101.27	244,365	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1975														
Roof Cover	03	COMP SHNGL 100	FSP 2021													HX Base Yr 2022														
Interior Wall	05	DRYWALL 100	BAS 2021																											
Interior Floo	11	CLAY TILE 50	FGR 2021																											
Interior Floo	14	CARPET 50	FOP 2021																											
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 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			4031.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,975	100	1,975	200,008																										
FGR	635	55	349	35,343																										
FOP	49	30	15	1,519																										
FSP	185	40	74	7,494																										
TOTALS			2,844	2,413	244,365																									
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	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00	4.00	100	2021	2021	3	100	4,492														
2	0810	CONCRETE A	0	100	0	0	484.00	SF	6.50	6.50	100	2021	2021	3	100	3,146														
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000													
REVIEW DATE 12/13/2021 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														