

LOT 80
BLACKROCK PARK PHASE 2
PBK 2243/170

PREUSS HAZEL & WILLIAM J
85047 SAG HARBOR COURT
FERNANDINA BEACH, FL 32034

2023

50-3N-28-0305-0080-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,360	108.3880	97.82	230,855	2022	2022	0	0	0	0.00	100.00	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1965									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 80																							
Interior Floo	14	CARPET 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
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	1,965	100	1,965	192,216																					
FGR	618	55	340	33,259																					
FOP	39	30	12	1,174																					
FOP	144	30	43	4,206																					
TOTALS			2,766	2,360	230,855																				
EXTRA FEATURES			96447 GRANITE TR, YULEE																						
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	0811	CONCRETE B	0	0	0	0			5.20	100	2022	2022	3	100	4,919										
BUILDING DIMENSIONS																									
BAS=[YR=2022] W15 FOP=[YR=2022] N12 W12 S12 E12\$ W12 N12 W13 S47 FGR=[YR=2022] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8 S4 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N56\$.																									
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
REVIEW DATE 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									