PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2632/740
GLENWOOD S/D PBK 1/1

KEARNEY DEBRA L/E/A
96558 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-027A

BUILDING CHARACTERISTICS

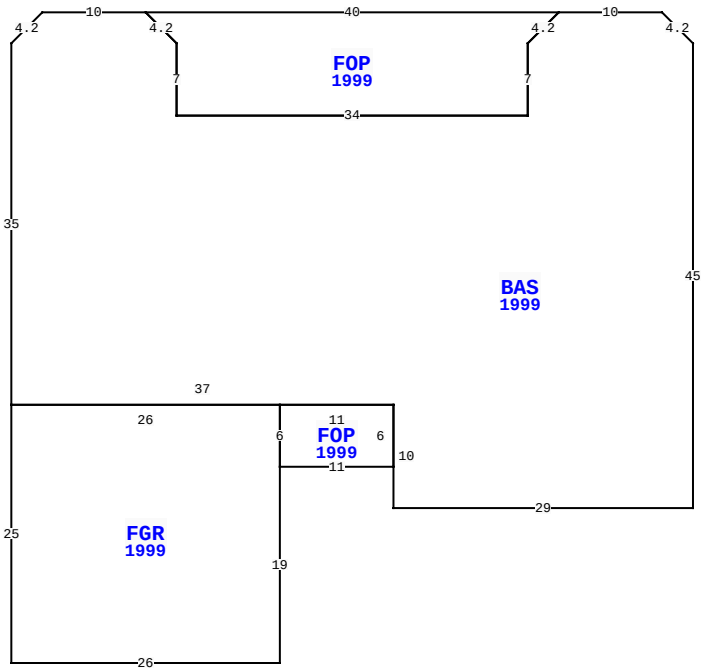
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	225,150
FGR	650	55	358	33,035
FOP	66	30	20	1,845
FOP	349	30	105	9,689
TOTALS	3,505		2,923	269,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,923	93.9060	111.51	325,944	1999	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2000 Heated Area: 2440 HX Base Yr 2000



96558 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,719
TOTAL MARKET OB/XF VALUE		6,769
TOTAL LAND VALUE - MARKET		161,600
TOTAL MARKET VALUE		438,088
SOH/AGL Deduction		197,967
ASSESSED VALUE		240,121
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		185,121
TOTAL JUST VALUE		438,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906232	NEW CONSTR	140,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/740	4/19/2023	LE	U	I	11	100
GRANTOR: KEARNEY DEBRA J						
GRANTEE: HERRERA ANTHONY G						
0836/1823	5/18/1998	WD	U	V	07	100
GRANTOR: MCRAE WILLIAM III						
GRANTEE: KEARNEY WM & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W10 FOP=[YR=1999] W40 D3 R3 S7 E34 N7 R3 U3 $ L3 D3 S7 W34 N7 L3 U3 W10 D3 L3 S35 FGR=[YR=1999] S25 E26 N19 FOP=[YR=1999] E11 N6 W11 S6$ N6 W26$ E37 S10 E29 N45$.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1999	1999	3	79	1,643	
2	0810	CONCRETE A	0	100	32	6	192.00	SF	6.50	6.50	100	1999	1999	3	79	986	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1988	1988	3	20	1,200	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 6,769

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	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	161,600							

REVIEW DATE 12/07/2018 BY KW Total Acres: 2.02 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS