PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 1338/1423 &
OR 962/648

SAULS ROLEN E & KELLENE H
96568 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-031A

BUILDING CHARACTERISTICS

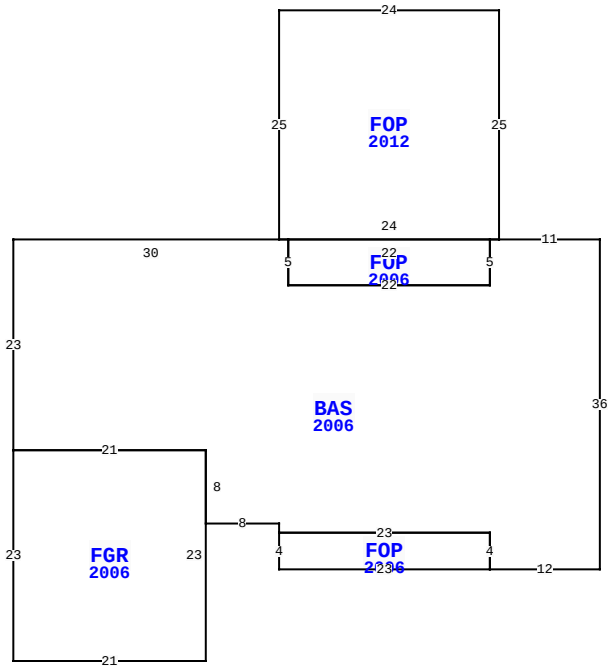
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,789	100	1,789	244,666
FGR	483	55	266	36,378
FOP	92	30	28	3,830
FOP	110	30	33	4,513
FOP	600	30	180	24,617
TOTALS	3,074		2,296	314,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	124.5090	147.85	339,464	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 1789 HX Base Yr 2010



96568 BLACKROCK RD, YULEE

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

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	0811	CONCRETE B	0	100	0	0	2,703.00	SF	5.20	5.20	100	2006	2006	3	88	12,369	
2	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	2012	2012	3	94	9,165	
3	0810	CONCRETE A	0	100	0	0	695.00	SF	6.50	6.50	100	2016	2016	3	97	4,382	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,557
TOTAL MARKET OB/XF VALUE		25,916
TOTAL LAND VALUE - MARKET		131,200
TOTAL MARKET VALUE		509,673
SOH/AGL Deduction		270,783
ASSESSED VALUE		238,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,890
TOTAL JUST VALUE		509,673
NCON VALUE		21,571
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006206	GARAGE	53,892	04/20/2022
B1632422	24 X 35 FGR	37,489	06/01/2016
B25783	ADDITION	10,412	03/01/2012
M10831	MECH OTHER	0	12/01/2005
C16505	CO ISSUED	150,300	11/01/2005
B16505	NEW CONSTR	150,300	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1423	8/03/2005	QC	U	V	06	100
GRANTOR: HEISER NATALIE LYNNE						
GRANTEE: SAULS ROLEN E & KEL						
1332/0615	7/11/2005	QC	U	V	01	100
GRANTOR: HEISER SCOTT W & NATA						
GRANTEE: HEISER NATALIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11FOP=[YR=2012] N25 W24 S25 E24$W1 FOP=[YR=2006] W22 S5 E22 N5$ S5 W22 N5 W30 S23 FGR=[YR=2006] S23 E21 N23 W21$ E21 S8 E8 S1 FOP=[YR=2006] S4 E23 N4 W23$ E23 S4 E12 N36$.

LAND DESCRIPTION

TOTAL OB/XF 25,916

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	1.64	AC		1.00	1.00	1.00	80,000.00	80,000.00	131,200							

REVIEW DATE 09/13/2022 BY DJ Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS

PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 1338/1423 &
OR 962/648

SAULS ROLEN E & KELLENE H
96568 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-031A

BUILDING CHARACTERISTICS

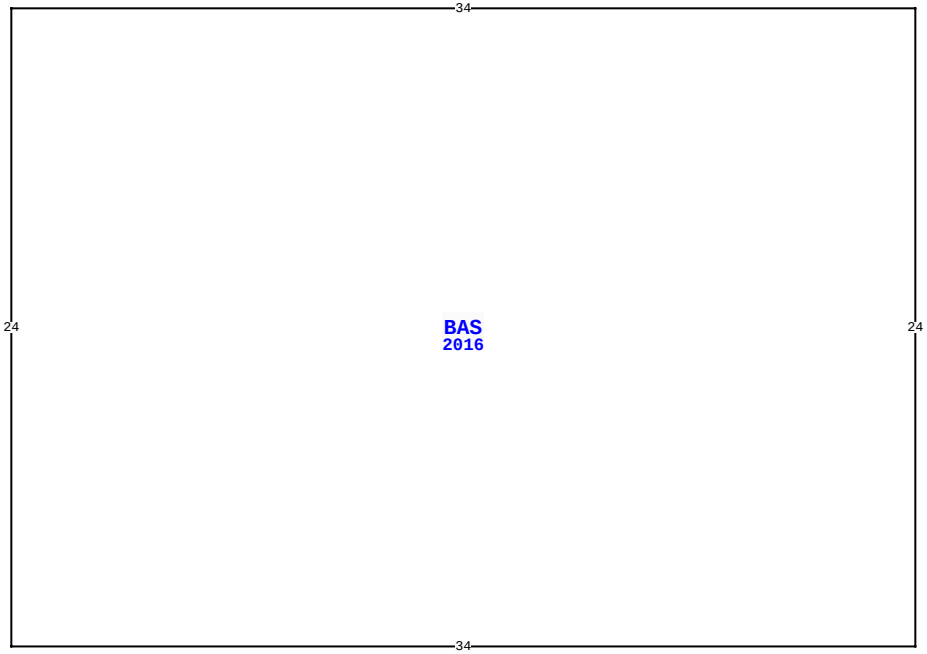
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	816	100	816	16,982
TOTALS	816		816	16,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	63.2500	22.14	18,066	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2010 Heated Area: 816 HX Base Yr 2010



96568 BLACKROCK RD, YULEE

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

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,557
TOTAL MARKET OB/XF VALUE		25,916
TOTAL LAND VALUE - MARKET		131,200
TOTAL MARKET VALUE		509,673
SOH/AGL Deduction		270,783
ASSESSED VALUE		238,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,890
TOTAL JUST VALUE		509,673
NCON VALUE		21,571
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16261	ELEC OTHER	0	11/01/2005
P10379	OTHER	0	11/01/2005
R08521	REPAIR/RRF	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1423	8/03/2005	QC	U	V	06	100
GRANTOR: HEISER NATALIE LYNNE						
GRANTEE: SAULS ROLEN E & KEL						
1332/0615	7/11/2005	QC	U	V	01	100
GRANTOR: HEISER SCOTT W & NATA						
GRANTEE: HEISER NATALIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W34 S24 E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/13/2022 BY DJ Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS

PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 1338/1423 &
OR 962/648

SAULS ROLEN E & KELLENE H
96568 BLACKROCK RD
YULEE, FL 32097

2023

50-3N-28-5280-0001-031A

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

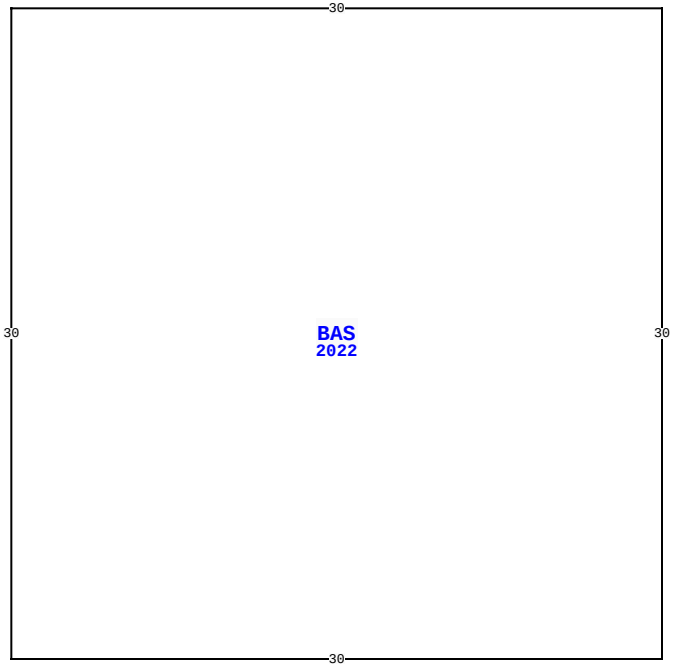
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	21,571
TOTALS	900		900	21,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	69.1740	24.21	21,789	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2010 Heated Area: 900 HX Base Yr 2010



96568 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,557
TOTAL MARKET OB/XF VALUE		25,916
TOTAL LAND VALUE - MARKET		131,200
TOTAL MARKET VALUE		509,673
SOH/AGL Deduction		270,783
ASSESSED VALUE		238,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,890
TOTAL JUST VALUE		509,673
NCON VALUE		21,571
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1423	8/03/2005	QC	U	V	06	100
GRANTOR: HEISER NATALIE LYNNE						
GRANTEE: SAULS ROLEN E & KEL						
1332/0615	7/11/2005	QC	U	V	01	100
GRANTOR: HEISER SCOTT W & NATA						
GRANTEE: HEISER NATALIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/13/2022 BY DJ Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS