

LOT 23
IN OR 329/334 & OR 1365/254
PT OR 1438/47

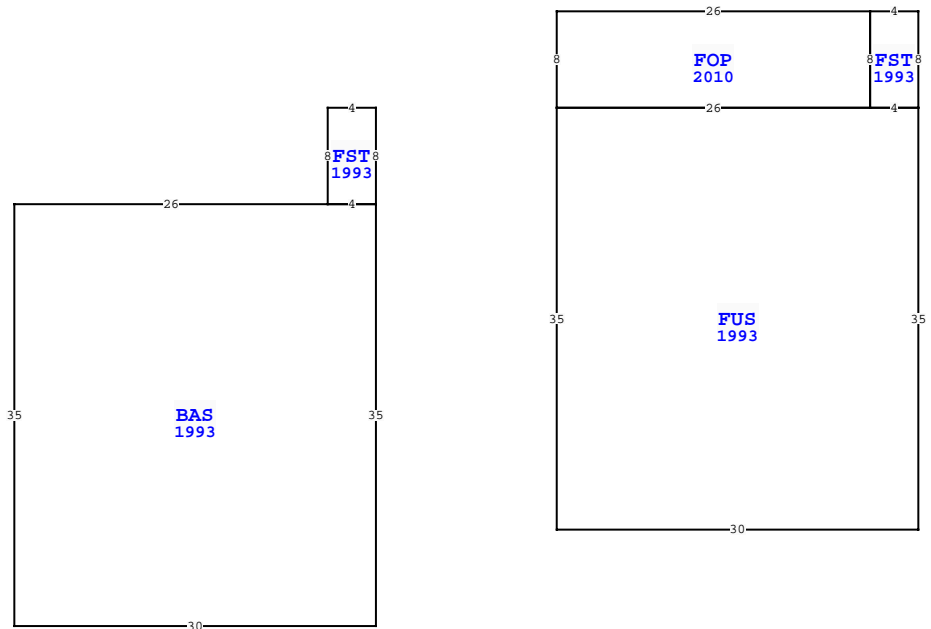
A A MILLER FAMILY LLC
96509 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1020-0023-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,198	110.7400	166.11	365,110	1928	1980	0	0	21.50	78.50		
1 SFR CUST - 0% - 0 Heated Area: 2100 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	136,917
FOP	208	30	62	8,085
FST	32	55	18	2,347
FST	32	55	18	2,347
FUS	1,050	100	1,050	136,917
TOTALS	2,372		2,198	286,611

NASSAU COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	371,674			
TOTAL MARKET OB/XF VALUE	1,697			
TOTAL LAND VALUE - MARKET	792,000			
TOTAL MARKET VALUE	1,165,371			
SOH/AGL Deduction	2,686			
ASSESSED VALUE	1,162,685			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,162,685			
TOTAL JUST VALUE	1,165,371			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,076,991			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0759	SIDING/WINDOWS	146,500	12/27/2023
20142284	REMODEL	6,000	10/24/2014
20122136	CHNGE SRVC	3,500	10/16/2012
20122073	OTHER	2,450	10/08/2012
20111876	REPLACE DECK	2,280	10/18/2011
20111399	H/AC	2,000	08/17/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/0047	8/18/2006	PR U		I	01	100
GRANTOR: MILLER JOAN H P/R						
GRANTEE: SKINNER AMANDA E &						
1365/0254	11/07/2005	WD U		I	01	100
GRANTOR: MILLER JAMES C ETAL						
GRANTEE: A A MILLER FAMILY L						

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	1241	WD DECK G	0	0	3	8	24.00	UT	11.50	100	1985	1985	3	20	55	
2	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	100	1992	1992	3	20	416	
3	1242	WD DECK A	0	0	0	0	191.00	SF	10.00	100	2011	2011	3	50	955	
4	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	100	1990	1990	3	59.5	271	

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2024 MLU													

BUILDING DIMENSIONS													
FST=[YR=1993] W4 S8BAS=[YR=1993] W26 S35 E30 N35 W4 \$ E4 N8 \$													
PTR= E15 FOP=[YR=2010] N8 E26 S8 W26 \$ FUS=[YR=1993] E26													
FST=[YR=1993] N8 E4 S8 W4 \$ E4 S35 W30 N35 \$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	000120	C	SFR OCN FT	0	0006	R-3	48.00	266.00	48.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	792,000							

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IN OR 329/334 & OR 1365/254
PT OR 1438/47

A A MILLER FAMILY LLC
96509 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1020-0023-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 50		
Exterior Wall	15	CONC BLOCK 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	50,631
FOP	220	30	66	5,842
UGR	572	45	257	22,748
UOP	220	20	44	3,895
UST	49	45	22	1,948
TOTALS	1,633		961	85,063

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	961	116.1000	110.30	105,998	1950	1980	0	0	19.75	80.25

2 SINGLE FAM - 0% - 0 Heated Area: 572 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			371,674
TOTAL MARKET OB/XF VALUE			1,697
TOTAL LAND VALUE - MARKET			792,000
TOTAL MARKET VALUE			1,165,371
SOH/AGL Deduction			2,686
ASSESSED VALUE			1,162,685
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,162,685
TOTAL JUST VALUE			1,165,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,076,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110988	REMODEL	2,200	06/16/2011
20101922	H/AC	2,000	11/04/2010
20101117	MECH OTHER	1,000	07/09/2010
20100533	REPAIR/RRF	1,944	04/01/2010
20090559	REPAIR/RRF	11,500	05/06/2009
20081747	REPAIR/RRF	1,544	11/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/0047	8/18/2006	PR U	U	I	01	100

GRANTOR: MILLER JOAN H P/R
GRANTEE: SKINNER AMANDA E &
1365/0254 11/07/2005 WD U I 01 100
GRANTOR: MILLER JAMES C ETAL
GRANTEE: A A MILLER FAMILY L

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

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/07/2024 MLU
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
UOP=[YR=2013] W22 S10 UGR=[YR=1993] S26 E15 UST=[YR=1993] S7 E7 N7 W7\$ E7 N26 W22\$ E22 N10\$ PTR= E15 FOP=[YR=1993] E22 S10 BAS=[YR=1993] S26 W22 N26 E22\$ W22 N10\$ W15\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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