PT OF SEC 34-2N-28E
BEING THE NORTH HALF OF
OR 2678/73

SHIRLEY JANELL H/SHIRLEY PAUL W ET AL
96100 BLACKROCK RD
YULEE, FL 32097

2024

24-2N-28-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

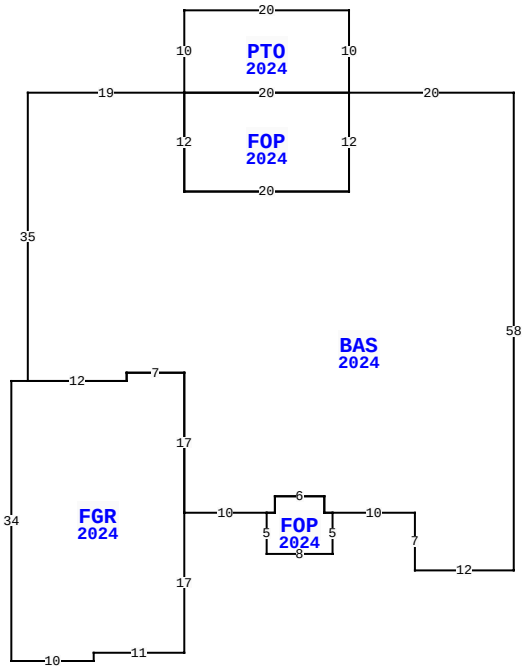
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,530	100	2,530	401,865
FGR	710	55	390	61,948
FOP	52	30	16	2,541
FOP	240	30	72	11,436
PTO	200	5	10	1,588
TOTALS	3,732		3,018	479,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,018	105.8920	158.84	479,379	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2530 HX Base Yr 2024



96100 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,379
TOTAL MARKET OB/XF VALUE		28,392
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		582,771
SOH/AGL Deduction		0
ASSESSED VALUE		582,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		532,771
TOTAL JUST VALUE		582,771
NCON VALUE		484,623
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001656	GAR 1680SF	92,433	02/09/2024
2202806	CO		09/25/2023
B2202806	NEW CONSTR	427,332	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/73	11/02/2023	WD	Q	I	01	675,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SHIRLEY JANELL H						
2477/1002	7/06/2021	WD	Q	V	05	300,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

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
3	0812	CONCRETE C	0	100	0	0	2,787.00	SF	4.00	4.00	100	2024	2023		100	11,148	
4	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	2024	2023		100	1,092	
5	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2024	2023		100	2,640	
6	0476	VF 6 SBPL	0	100	0	0	266.00	LF	32.00	32.00	100	2024	2023		100	8,512	
7	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W20 S12 W20 N12 W19 S35 E12 N1 E7 S17 E10 E1 N2 E6 S2 E1 E10 S7 E12 N58 $
PTO=[YR=2024;ORIG=60,0] E20 S10 W20 N10 $
FOP=[YR=2024;ORIG=60,10] E20 S12 W20 N12 $
FGR=[YR=2024;ORIG=39,45] E2 E12 N1 E7 S17 S17 W11 S1 W10 N34 $
FOP=[YR=2024;ORIG=70,61] E1 N2 E6 S2 E1 S5 W8 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,392

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	000715	C	MISC RES AC	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/17/2024 BY NW Total Acres: 0.77 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS