



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100	2,739	272,554
FGR	682	55	375	37,315
FOP	72	30	22	2,189
FSP	431	40	172	17,115
FUS	530	100	530	52,740
TOTALS	4,454		3,838	381,913

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	26	22	572.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.15	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,838	87.4800	109.35	419,685	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2005 Heated Area: 3269 HX Base Yr 2005											
96132 BLACKROCK RD, YULEE											

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

TOTAL OB/XF											
5,578											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		381,913	
TOTAL MARKET OB/XF VALUE		5,578	
TOTAL LAND VALUE - MARKET		92,000	
TOTAL MARKET VALUE		479,491	
SOH/AGL Deduction		234,318	
ASSESSED VALUE		245,173	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		195,173	
TOTAL JUST VALUE		479,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311352	NEW CONSTR	0	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1136/1350	5/12/2003	WD	U	V	07
GRANTOR: FREEMAN RICHARD & LIN					
GRANTEE: MONTGOMERY JODY J &					
1115/1290	2/24/2003	QC	U	V	01
GRANTOR: FREEMAN RICHARD H & L					
GRANTEE: FREEMAN SELENA LA'S					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2004] W22 FSP=[YR=2018] W23 S7 W22 S8 E2 U2 R2 E7 D2 R2 E22 N4 U4 R4 E6 N7\$ S7 W6 D4 L4 S4 W22 U2 L2 W7 D2 L2 W2 S42 E15 N11 E9 FOP=[YR=2004] S4 E12 N4 W3 N4 W6 S4W3 \$ E3 N4 E6 S4 E12 S4 E9 S1 FGR=[YR=2004] S29 E7 S1 E8 N1 E7 N33 W9 S4 W13 \$ E13 N51 \$ PTR=E15 FUS=[YR=2005] E3 N11 E11 N4 E6 S15 E3 S5 W3 S12 W17 N12 W3 N5\$ W15 \$.											