PT OF LOT 7 (S-2)
IN OR 2260/638
STE-MAG #2 PB 5/47

POLLARD WILLIE B & STARLETHA D
96034 BLACKROCK RD
YULEE, FL 32097

2024

24-2N-28-4962-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

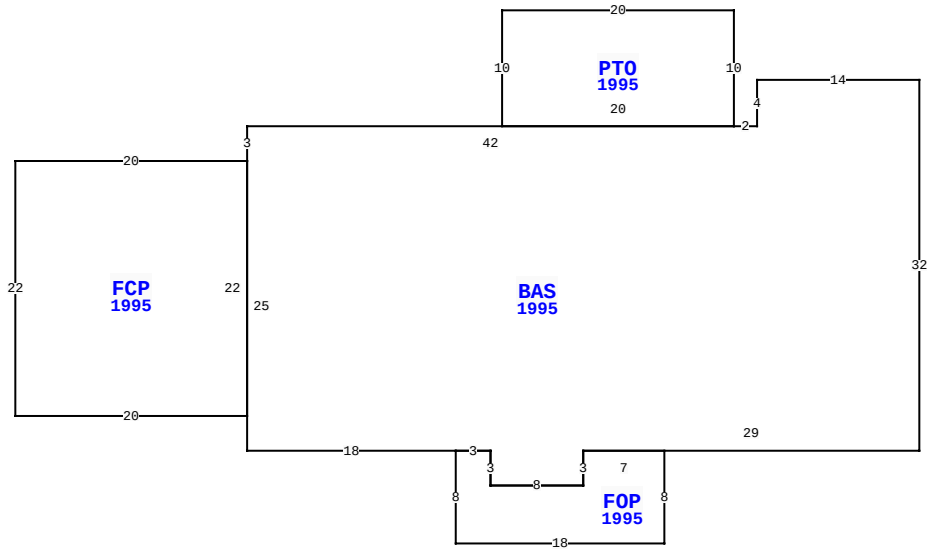
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	175,076
FCP	440	25	110	11,302
FOP	120	30	36	3,699
PTO	200	5	10	1,028
TOTALS	2,464		1,860	191,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	96.9318	121.16	225,358	1995	1995	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 1996 Heated Area: 1704 HX Base Yr 1996



96034 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,104
TOTAL MARKET OB/XF VALUE		12,408
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		328,512
SOH/AGL Deduction		196,173
ASSESSED VALUE		132,339
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,339
TOTAL JUST VALUE		328,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01764	NEW CONSTR	69,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0638	2/28/2019	WD	U	I	11	100
GRANTOR: POLLARD WILLIE B JR						
GRANTEE: POLLARD WILLIE B &						
0674/0202	1/25/1993	WD	Q	V		10,000
GRANTOR: BAKER JOHN R						
GRANTEE: POLLARD WILLIE B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 S4 W2 PTO=[YR=1995] N10 W20 S10 E20$ W42 S3 FCP=[YR=1995] W20 S22 E20 N22$ S25 E18 FOP=[YR=1995] S8 E18 N8 W7 S3 W8 N3 W3$ E3 S3 E8 N3 E29 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	2,429.00	SF	4.00	4.00	100	1995	1995	3	70	6,801	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1998	1998	3	26	2,912	

LAND DESCRIPTION

TOTAL OB/XF 12,408

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS