



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,172	100	2,172	153,519
FGR	624	55	343	24,243
FOP	10	30	3	212
UOP	528	20	106	7,492
TOTALS	3,334		2,624	185,466

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	0	0	484.00	SF	6.50	6.50	100	1980
3	0810	CONCRETE A	0 100	3	24	72.00	SF	6.50	6.50	100	1978
4	1242	WD DECK A	0 100	0	0	820.00	SF	10.00	10.00	100	1982
5	0861	POOL GUNIT	0 100	0	0	648.00	SF	25.50	25.50	100	1986
6	0845	KOOL DECK	0 100	130	5	650.00	SF	3.63	3.63	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.24	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,624	121.9680	115.87	304,043	1975	1975	0	0	5	34.00	61.00	
1 SINGLE FAM - 100% - 0 Heated Area: 2172 HX Base Yr													
96123 BLACKROCK RD, YULEE													
BLD DATE: 06/20/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,466	
TOTAL MARKET OB/XF VALUE		8,897	
TOTAL LAND VALUE - MARKET		99,200	
TOTAL MARKET VALUE		293,563	
SOH/AGL Deduction		131,863	
ASSESSED VALUE		161,700	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		111,700	
TOTAL JUST VALUE		293,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M201840	H/AC	4,310	06/01/2020
6971	REMODEL	400	09/26/1990
6720	GARAGE	6,600	09/07/1990
6715	REPAIR/RRF	2,000	09/06/1990
3564	REMODEL	350	07/15/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0180/0187	1/01/1974	WD	U	V		100	
GRANTOR:							
GRANTEE:							
0118/0402	2/04/1943	WD	Q	V		100	
GRANTOR: RAYONIER INCORPORATED							
GRANTEE: ANDERSON G W & HATT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42 N8 W12 UOP=[YR=2019] N1 W44 S12											
FGR=[YR=1993] S26 E24 N26 W24 \$ E44 N11 \$ S11 W20 S26 E44											
FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5 S2 E25 N29 \$.											