IN OR 665/1918

CONNER CHARLIE LEONARD
96307 BLACKROCK ROAD
YULEE, FL 32097

2024

38-3N-28-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Occupancy	00	NONE 100

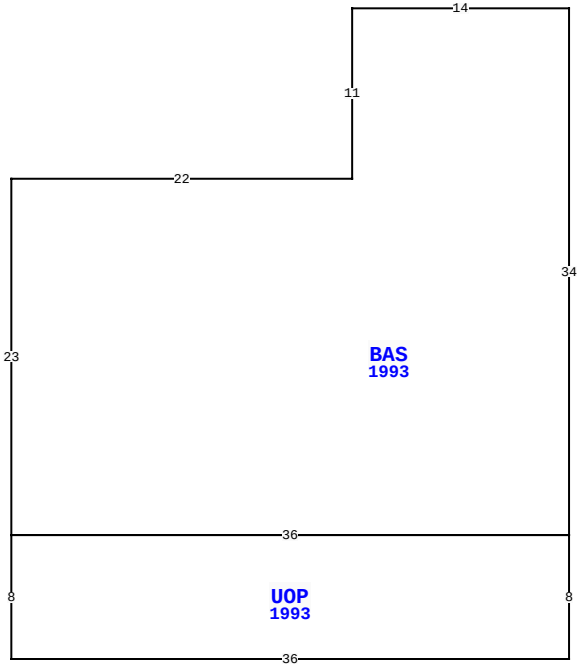
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100	982	87,052
UOP	288	20	58	5,141
TOTALS	1,270		1,040	92,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	115.5600	109.78	114,171	1950	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 982 HX Base Yr



96307 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,193
TOTAL MARKET OB/XF VALUE		3,281
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		175,474
SOH/AGL Deduction		119,933
ASSESSED VALUE		55,541
TOTAL EXEMPTION VALUE	HX HB	30,541
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1707974	H/AC	0	12/01/2017
93-0135	REPAIR/RRF	540	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0665/1918	9/01/1992	WD	Q	I		34,000
GRANTOR: JOHNSON DON & WINNIE						
GRANTEE: CONNER CHARLIE L						
0133/0297	1/01/1972	TA	U	I		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S11 W22 S23 UOP=[YR=1993] S8 E36 N8 W36$ E36 N34 $.

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	1980	1980	3	46.5	1,628	
2	0681	POLE SHED	0	100	19	29	551.00	SF	15.00	15.00	100	1990	1990	3	20	1,653	

LAND DESCRIPTION

TOTAL OB/XF 3,281

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	000100	C	SFR	100	0006	RMH	200.00	193.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/19/2020 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS