SUBLOTS 8 & 9 R433587
IN OR 1787/1225

JOHNSON DONALD & WINNIE FAMILY TRUST/ATKINS DONNA
96283 BLACKROCK RD
YULEE, FL 32097

2024

38-3N-28-0000-0008-0000

BUILDING CHARACTERISTICS

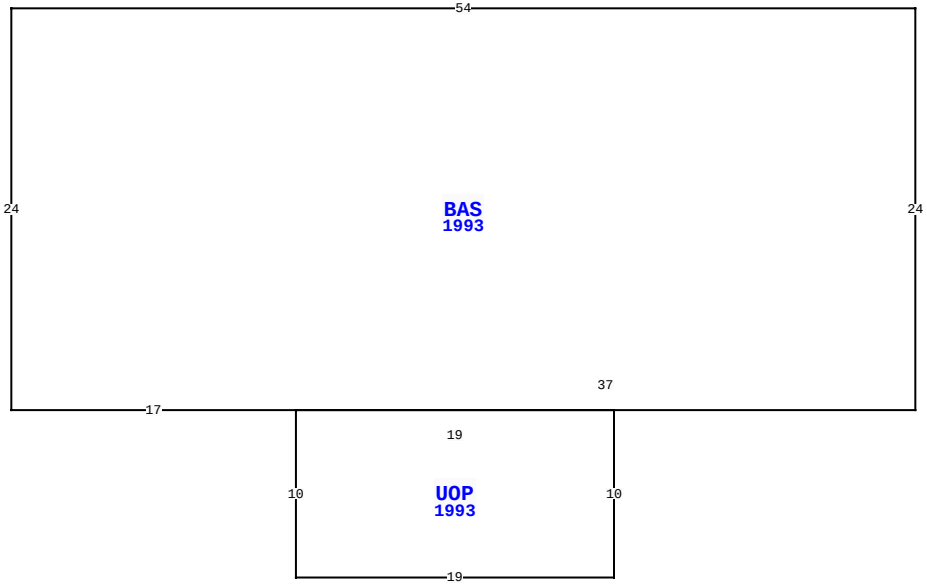
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,296	100	1,296	90,711
UOP	190	20	38	2,660
TOTALS	1,486		1,334	93,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	95.6800	90.90	121,261	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 0 Heated Area: 1296 HX Base Yr



96283 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,485
TOTAL MARKET OB/XF VALUE		1,478
TOTAL LAND VALUE - MARKET		92,800
TOTAL MARKET VALUE		195,763
SOH/AGL Deduction		124,691
ASSESSED VALUE		71,072
TOTAL EXEMPTION VALUE	HX HB WR	45,322
BASE TAXABLE VALUE		25,750
TOTAL JUST VALUE		195,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313725	MTL ROOF	2,275	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/1225	4/09/2012	WD	U	I	30	100
GRANTOR: JOHNSON DONALD D & WI						
GRANTEE: ATKINS DONNA LEE TR						
0669/1992	11/10/1992	WD	U	I	07	100
GRANTOR: CORBETT HOKE & L G						
GRANTEE: JOHNSON DONALD & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S24 E17 UOP=[YR=1993] S10E19 N10 W19$ E37 N24$.

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	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	1961	1961	3	20	998	
2	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	1987	1987	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,478

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		RMH	300.00	168.00	1.16	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/06/2024 BY SYS

SUBLOTS 8 & 9 R433587
IN OR 1787/1225

JOHNSON DONALD & WINNIE FAMILY TRUST/ATKINS DONNA
96283 BLACKROCK RD
YULEE, FL 32097

2024

38-3N-28-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
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

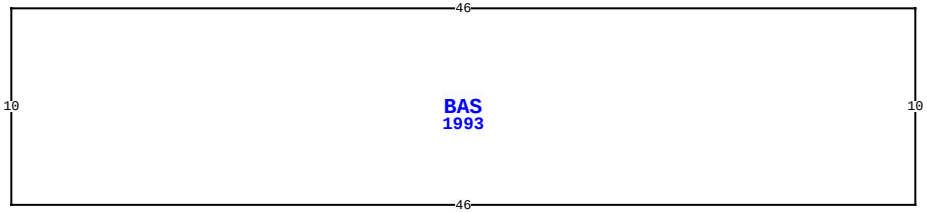
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	8,114
TOTALS	460		460	8,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	460	84.0000	58.80	27,048	1964	1964	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 460 HX Base Yr



96283 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,485
TOTAL MARKET OB/XF VALUE		1,478
TOTAL LAND VALUE - MARKET		92,800
TOTAL MARKET VALUE		195,763
SOH/AGL Deduction		124,691
ASSESSED VALUE		71,072
TOTAL EXEMPTION VALUE	HX HB WR	45,322
BASE TAXABLE VALUE		25,750
TOTAL JUST VALUE		195,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/1225	4/09/2012	WD	U	I	30	100
GRANTOR: JOHNSON DONALD D & WI						
GRANTEE: ATKINS DONNA LEE TR						
0669/1992	11/10/1992	WD	U	I	07	100
GRANTOR: CORBETT HOKE & L G						
GRANTEE: JOHNSON DONALD & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S10 E46 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/06/2024 BY SYS