

PT OF LOTS 5 & 6 (S-10)
PT OR 1573/1119
ESMT PT OR 1573/1109

LOVELL KENNETH DALE/LOVELL ROMAYNE
96820 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0005-0100



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																	VALUATION BY STANDARD											
																	Tax Group: 4						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						233,325					
																	TOTAL MARKET VALUE						1,948					
																	SOH/AGL Deduction						0					
																	ASSESSED VALUE						1,948					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						1,948					
DOR CODE					5501TIMBER 2-2 SI 80-89																							
MAP NUM												MKT AREA 04																
NEIGHBORHOOD/LOC					4031.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					BLACKROCK RD, YULEE																							
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005501	A	TIMB2-2 SI	0		RSF-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	545.00	545.00	1,362											
2	005901	A	HARDWOOD SI	0		RSF-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	225.00	225.00	562											
3	005930	A	TIMB SWAMP	0		RSF-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	50.00	50.00	24											
4	009910	M	MKT. VAL. AG	0		RSF-1	0.00	0.00	5.49	AC		1.00	1.00	0.50	85,000.00	42,500.00	233,325											
REVIEW DATE 06/15/2021 BY KWA																	Total Acres: 5.49 Total Land Value: 1,948 Market: 233,325 Agricultural: 1,948 Common: 0 PRINTED 08/06/2024 BY SYS											