PT OF LOT 15 IN OR 1974/989
THIGPEN SURVEY DBK 39/356

CURTRIGHT FELICIA D & ROBERT G
96784 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0015-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

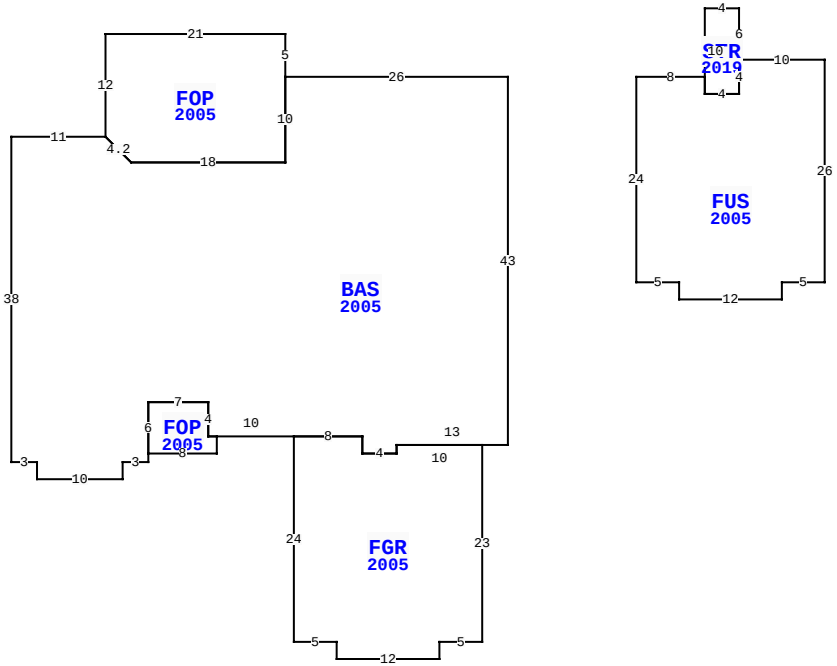
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2,215	100	2,215	248,981
FGR	534	55	294	33,047
FOP	44	30	13	1,461
FOP	311	30	93	10,454
FUS	564	100	564	63,398
STR	40	10	4	450
TOTALS	3,708		3,183	357,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,183	103.9600	129.95	413,631	2005	2005	0	0	0	13.50	86.50

2 SNGL FAM – 100% - 2016 Heated Area: 2779 HX Base Yr 2016



96784 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,419
TOTAL MARKET OB/XF VALUE		38,798
TOTAL LAND VALUE - MARKET		205,200
TOTAL MARKET VALUE		630,417
SOH/AGL Deduction		286,824
ASSESSED VALUE		343,593
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		288,593
TOTAL JUST VALUE		630,417
NCON VALUE		28,628
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006197	FGR	111,686	05/12/2023
B16305	ADDITION	7,500	03/01/2005
E14462	ELEC OTHER	2,000	03/01/2005
M09393	MECH OTHER	0	03/01/2005
P0508926	OTHER	0	02/01/2005
R0507110	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0989	4/15/2015	WD	Q	I	01	299,000
GRANTOR: MERRITT LISA D						
GRANTEE: CURTRIGHT FELICIA D						
1230/0889	5/14/2004	WD	Q	V		70,000
GRANTOR: COOK PAUL ANDERSON JR						
GRANTEE: MERRITT MITCHELL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FOP=[YR=2005] N5 W21 S12 D3 R3 E18 N10$ S10 W18 U3 L3 W11 S38 E3 S2 E10 N2 E3 N1 FOP=[YR=2005] E8 N2 W1 N4 W7 S6$ N6 E7 S4 E10 FGR=[YR=2005] S24 E5 S2 E12 N2 E5 N23 W10 S1 W4 N2 W8$ E8 S2 E4 N1 E13 N43$ PTR=E15 FUS=[YR=2005] S24 E5 S2 E12 N2 E5 N26 W10 STR=[YR=2019] N6 W4 S10 E4 N4$ S4 W4 N2 W8$ W15$.

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	0911	SCRN RM A	0	100	43	30	1,290.00	SF	17.50	17.50	100	2006	2006	3	27	6,095	
2	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	2006	2006	3	44	14,586	
3	0845	KOOL DECK	0	100	0	0	900.00	SF	7.25	7.25	100	2006	2006	3	87	5,677	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
5	0812	CONCRETE C	0	100	0	0	2,319.00	SF	4.00	4.00	100	2005	2005	3	86	7,977	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2005	2005	3	24	1,348	

LAND DESCRIPTION

TOTAL OB/XF 38,798

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		RG-2	0.00	0.00	2.85	AC		1.00	1.00	0.90	80,000.00	72,000.00	205,200							

REVIEW DATE 11/09/2023 BY DJ Total Acres: 2.85 Total Land Value: 205,200 Market: 0 Agricultural: 0 Common: 205,200 PRINTED 08/06/2024 BY SYS

PT OF LOT 15 IN OR 1974/989
THIGPEN SURVEY DBK 39/356

CURTRIGHT FELICIA D & ROBERT G
96784 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0015-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

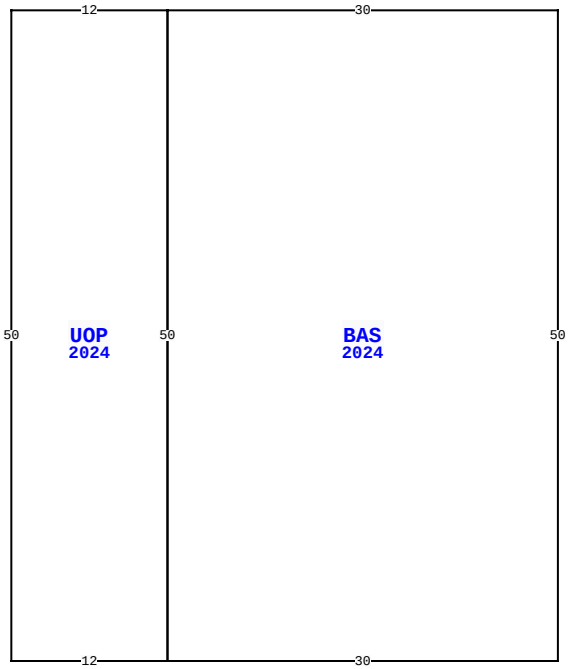
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 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	1,500	100	1,500	26,507
UOP	600	20	120	2,121
TOTALS	2,100		1,620	28,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	51.0000	17.85	28,917	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2024 Heated Area: 1500 HX Base Yr 2016



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

96784 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,419
TOTAL MARKET OB/XF VALUE		38,798
TOTAL LAND VALUE - MARKET		205,200
TOTAL MARKET VALUE		630,417
SOH/AGL Deduction		286,824
ASSESSED VALUE		343,593
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		288,593
TOTAL JUST VALUE		630,417
NCON VALUE		28,628
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514401	NEW CONSTR	200,000	02/01/2005
B0515269	SWIM POOL	27,000	01/01/2005
B0414179	FOUNDATION	10,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1974/0989	4/15/2015	WD	Q	I	01	299,000
GRANTOR: MERRITT LISA D						
GRANTEE: CURTRIGHT FELICIA D						
1230/0889	5/14/2004	WD	Q	V		70,000
GRANTOR: COOK PAUL ANDERSON JR						
GRANTEE: MERRITT MITCHELL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
UOP=[YR=2024;ORIG=50,10] W12 S50 E12 N50 $
.

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 11/09/2023 BY DJ Total Acres: 2.85 Total Land Value: 205,200 Market: 0 Agricultural: 0 Common: 205,200 PRINTED 08/06/2024 BY SYS