PT OF LOTS 15 & 24 W OF R/W
IN OR 2462/1770
THIGPEN SURVEY DB 39/356

MITCHELL STASHA/MITCHELL GLYNN
96761 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0015-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

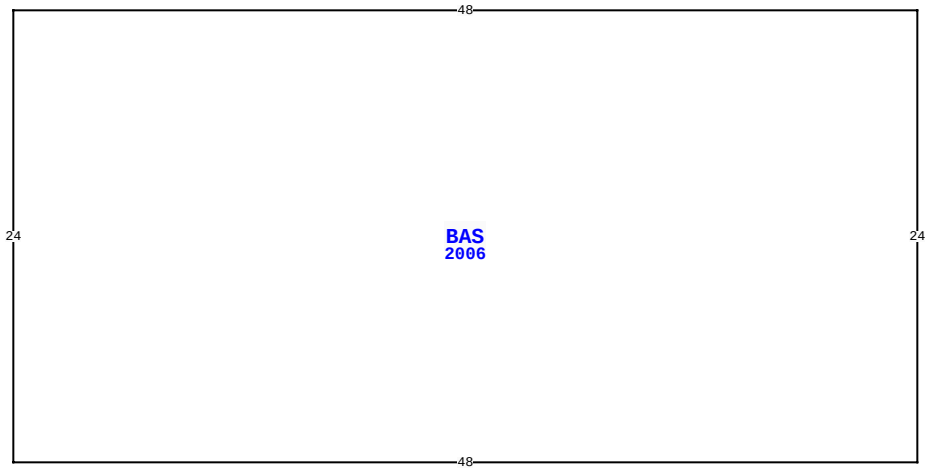
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	42,530
TOTALS	1,152		1,152	42,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.2000	87.90	101,261	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



96761 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,530
TOTAL MARKET OB/XF VALUE		578
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		123,108
SOH/AGL Deduction		0
ASSESSED VALUE		123,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,108
TOTAL JUST VALUE		123,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623296	H/AC	0	08/01/2016
MH971825	MH MOVE-ON	0	07/01/1997
963241	TEMP POLE	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1770	5/18/2021	TD	Q	I	01	110,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: MITCHELL GLYNN & ST						
1959/1460	1/22/2015	WD	U	I	11	100
GRANTOR: RAVI SATISH V &						
GRANTEE: BLACKROCK LAND TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S24 E48 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	1242	WD DECK A	0	100	6	9	54.00	SF	10.00	10.00	100	2006	2006	3	27	146	
2	1242	WD DECK A	0	100	8	12	160.00	SF	10.00	10.00	100	2006	2006	3	27	432	

LAND DESCRIPTION

TOTAL OB/XF 578

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS