PT OF LOT 15
IN OR 2084/284
THIGPEN SURVEY DBK 39/356

BITTINGER ROXANNE R &/FRANCE RUSSELL B
86097 KNOTTED OAK WAY
YULEE, FL 32097

2024

42-3N-28-5080-0015-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

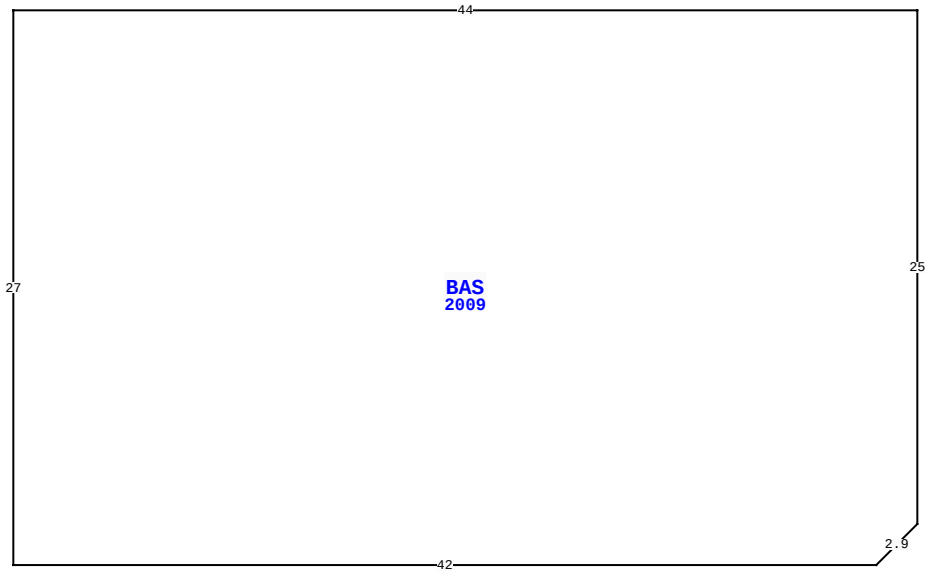
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,186	100	1,186	104,382
TOTALS	1,186		1,186	104,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,186	117.6600	94.13	111,638	2009	2009	0	0	0	6.50	93.50

2 SFR MODULR – 0% - 0 Heated Area: 1186 HX Base Yr



BLD DATE	06/04/2009 RK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96778 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,382
TOTAL MARKET OB/XF VALUE	4,212
TOTAL LAND VALUE - MARKET	61,000
TOTAL MARKET VALUE	169,594
SOH/AGL Deduction	21,976
ASSESSED VALUE	147,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,618
TOTAL JUST VALUE	169,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001005	CARPORT	11,302	02/01/2020
C21799	CO ISSUED	0	02/19/2009
P13659	OTHER	0	02/01/2009
B21799	MH MOVE-ON	0	08/01/2008
B15759	NEW CONSTR	0	08/08/2005
B15707	FOUNDATION	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2084/0284	11/16/2016	WD	Q	I	01	102,000
GRANTOR: T S FUNDING INC						
GRANTEE: BITTINGER ROXANNE R						
1568/0077	5/23/2008	WD	U	I	07	100
GRANTOR: ROWLEY JOSHUA TRUSTEE						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S27 E42 U2 R2 N25 $.

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	0351	CARPORT MT	0	0	26	18	468.00	SF	10.00	10.00	100	2020	2020	3	90	4,212	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	0		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.25	80,000.00	100,000.00	61,000							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.61 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 08/06/2024 BY SYS