S-6 S-7 & S-11 OF LOT 24
PT OF LOT 24 W OF RD (EX S-12)
SEC 43 & 48

JONES ROBERT D
96743 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0024-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

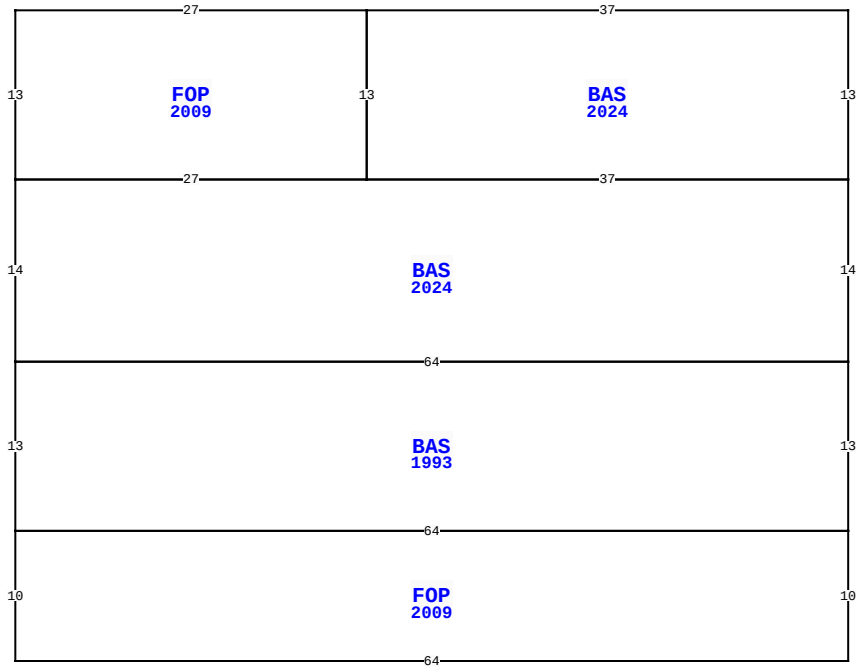
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	832	100	832	38,106
BAS	481	100	481	22,030
BAS	896	100	896	41,038
FOP	351	30	105	4,809
FOP	640	30	192	8,794
TOTALS	3,200		2,506	114,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	2,506	101.7600	71.23	178,502	1969	1969	0	0	0	35.70	64.30

1 MH/SFR – 100% - 2019 Heated Area: 2209 HX Base Yr 2019



96743 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		165,096
TOTAL MARKET OB/XF VALUE		17,167
TOTAL LAND VALUE - MARKET		203,700
TOTAL MARKET VALUE		385,963
SOH/AGL Deduction		213,885
ASSESSED VALUE		172,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,078
TOTAL JUST VALUE		385,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07372	NEW CONSTR	8,000	08/27/2019
B1707377	GARAGE	91,840	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/0909	11/04/2011	QC	U	I	11	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT D						
1704/0153	7/07/2010	WD	U	I	14	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-64,13] E27 E37 S14 W64 N14 $
BAS=[YR=1993;ORIG=0,27] W64 S13 E64 N13 $
FOP=[YR=2009;ORIG=-64,40] S10 E64 N10 W64 $
BAS=[YR=2024;ORIG=-37,0] E37 S13 W37 N13 $
FOP=[YR=2009;ORIG=-64,0] S13 E27 N13 W27 $
.

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	32	19	608.00	SF	13.00	13.00	100	1980	1980	3	20	1,581	
2	0350	CARPORT WD	0	100	38	37	1,406.00	SF	13.00	13.00	100	1990	1990	3	20	3,656	
3	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2015	2015	3	95	3,463	
4	0812	CONCRETE C	0	100	60	36	2,160.00	SF	4.00	4.00	100	2019	2019	3	98	8,467	

LAND DESCRIPTION

TOTAL OB/XF 17,167

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		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	80,000.00	80,000.00	203,200							
2	009525	C	RES POND	100					0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.74 Total Land Value: 203,700 Market: 0 Agricultural: 0 Common: 203,700 PRINTED 08/06/2024 BY SYS

S-6 S-7 & S-11 OF LOT 24
PT OF LOT 24 W OF RD (EX S-12)
SEC 43 & 48

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96743 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0024-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

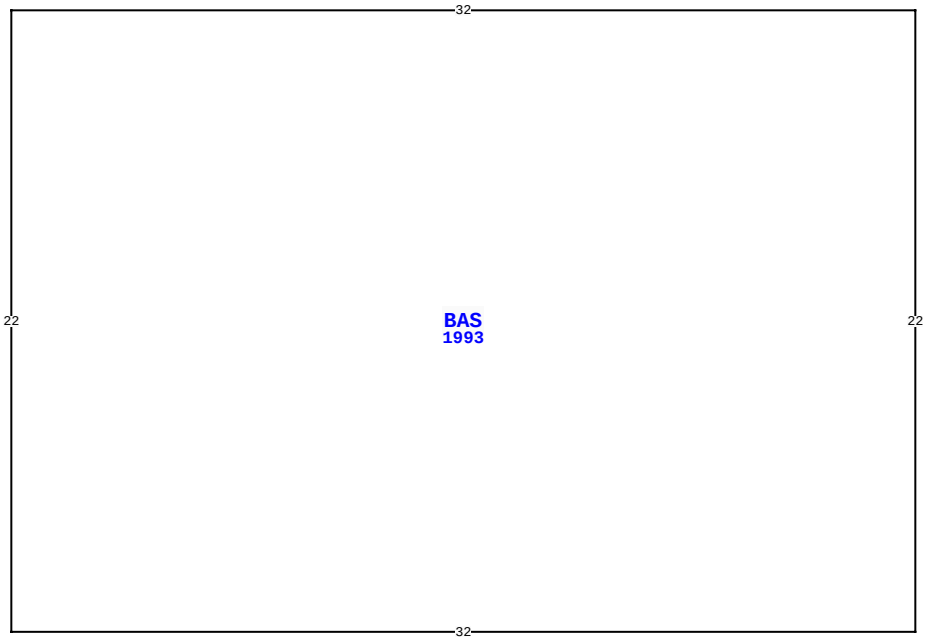
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	7,318
TOTALS	704		704	7,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	704	59.4000	20.79	14,636	1965	1965	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2019 Heated Area: 704 HX Base Yr 2019



96743 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:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,078
TOTAL JUST VALUE		385,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1763/0909	11/04/2011	QC	U	I	11	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT D						
1704/0153	7/07/2010	WD	U	I	14	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S22 E32 N22$.

EXTRA FEATURES

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.74 Total Land Value: 203,700 Market: 0 Agricultural: 0 Common: 203,700 PRINTED 08/06/2024 BY SYS

S-6 S-7 & S-11 OF LOT 24
PT OF LOT 24 W OF RD (EX S-12)
SEC 43 & 48

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96743 BLACKROCK RD
YULEE, FL 32097

2024

42-3N-28-5080-0024-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

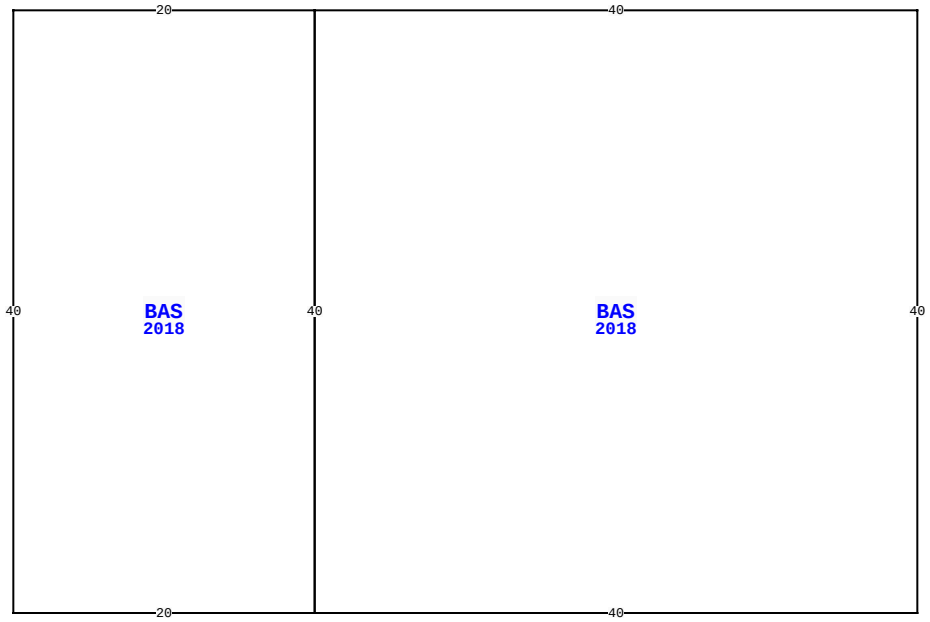
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	800	100	800	14,334
BAS	1,600	100	1,600	28,667
TOTALS	2,400		2,400	43,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	53.9000	18.86	45,264	2018	2018	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2019 Heated Area: 2400 HX Base Yr 2019



96743 BLACKROCK RD, YULEE

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XF DATE		LAND DATE	06/20/2023 MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/0909	11/04/2011	QC	U	I	11	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT D						
1704/0153	7/07/2010	WD	U	I	14	100
GRANTOR: JONES WILLIAM L						
GRANTEE: JONES ROBERT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 BAS=[YR=2018] W20 S40 E20 N40$ S40 E40 N40$.

EXTRA FEATURES

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.74 Total Land Value: 203,700 Market: 0 Agricultural: 0 Common: 203,700 PRINTED 08/06/2024 BY SYS