

ALLEN RICHARD M & ROBIN A
96841 BLACKROCK ROAD
YULEE, FL 32097

43-3N-28-0000-0017-0040

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		AP		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0800		02		1,786		121.6000		91.20		162,883		2001		2001		0		0		30		52.00		20.00		STANDARD											
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100%		- 2023				Heated Area: 1716												HX Base Yr 2023		VALUATION BY													
Roof Cover		03		COMP SHNGL 100																												Tax Group: 4											
Interior Wall		05		DRYWALL 100																												Tax Dist:											
Interior Floo		11		CLAY TILE 70																												BUILDING MARKET VALUE											
Interior Floo		13		LVT/LAMNT 30																												TOTAL MARKET OB/XF VALUE											
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET											
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE											
Bedrooms				3 100																												SOH/AGL Deduction											
Bathrooms				2 100																												ASSESSED VALUE											
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE											
Stories				1. 1. 100																												BASE TAXABLE VALUE											
Units				0 100																												TOTAL JUST VALUE											
																																NCON VALUE											
																																INCOME VALUE											
																																PREVIOUS YEAR MKT VALUE											
Quality		03		Quality Level 03																																							
DOR CODE		5000		IMPROVED AG																																							
MAP NUM				MKT AREA																												04											
NEIGHBORHOOD/LOC		4031.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,716		100		1,716		31,300																																			
DCK		130		15		20		365																																			
DCK		333		15		50		912																																			
TOTALS		2,179				1,786		32,577																																			
EXTRA FEATURES										96841 BLACKROCK RD, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU															

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