

LOT 4  
IN OR 2117/95  
BELL LAGOON REPLAT OF A

LEE ASHLEY N  
96921 BLACKROCK ROAD  
YULEE, FL 32097

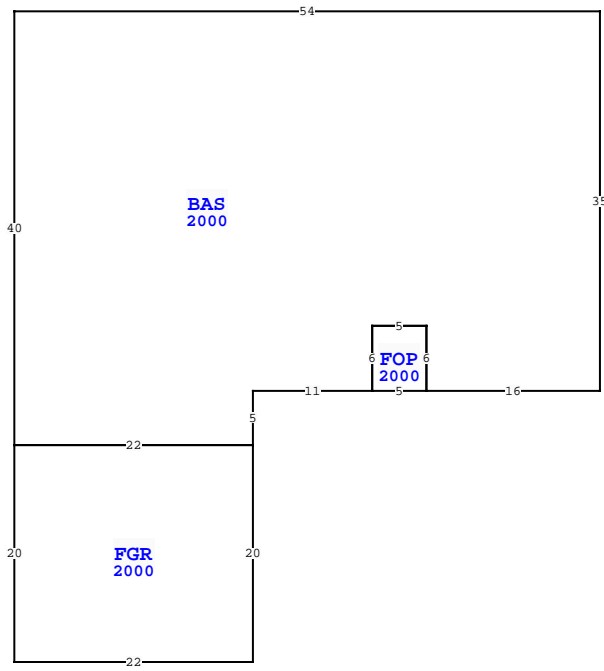
2024

43-3N-28-0118-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 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	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
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
BAS	1,970	100	1,970
FGR	440	55	242
FOP	30	30	9
TOTALS	2,440		2,221
			256,880

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2018								
Heated Area: 1970					HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,818	
TOTAL MARKET OB/XF VALUE		3,581	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		368,399	
SOH/AGL Deduction		118,499	
ASSESSED VALUE		249,900	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		199,900	
TOTAL JUST VALUE		368,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007966	GARAGE ADD	100,598	05/23/2022
ML701862	H/AC	0	03/01/2017
984938	NEW CONSTR	89,455	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0195	4/28/2017	WD Q	I	01		230,000
GRANTOR: DARBY JACKIE & MICHAEL						
GRANTEE: LEE ASHLEY N						
2045/1785	4/13/2016	SW U	I	12		150,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: DARBY JACKIE & MICH						

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
1	0810	CONCRETE A	0	100	8	16			6.50	100	1999	1999	3	77	641	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2000	2000	3	84	2,940	

TOTAL OB/XF									
3,581									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W54 S40 FGR=[YR=2000] S20 E22 N20 W22 \$ E22									
N5 E11 FOP=[YR=2000] E5 N6W5 S6 \$ N6 E5 S6 E16 N35 \$ .									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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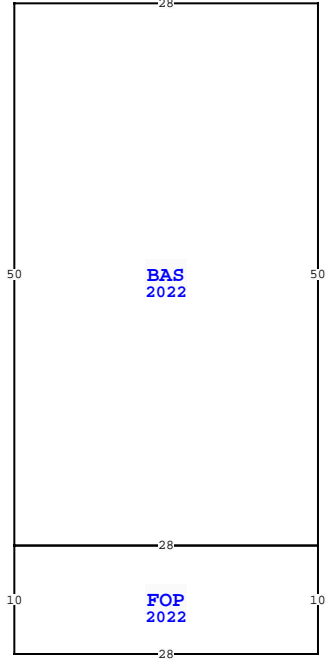
2024

43-3N-28-0118-0004-0000



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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,400	100
FOP	280	30
TOTALS	1,680	1,484

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													
2 GARAGE RES - 100% - 2018													
Heated Area: 1400													
HX Base Yr 2018													



NASSAU COUNTY PROPERTY				PAGE 2 of 2	4	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4	Tax Dist:					
BUILDING MARKET VALUE				289,818		
TOTAL MARKET OB/XF VALUE				3,581		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				368,399		
SOH/AGL Deduction				118,499		
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TOTAL EXEMPTION VALUE	HX HB			50,000		
BASE TAXABLE VALUE				199,900		
TOTAL JUST VALUE				368,399		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				358,721		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2117/0195	4/28/2017	WD Q	Q	I	01	230,000
GRANTOR: DARBY JACKIE & MICHAEL						
GRANTEE: LEE ASHLEY N						
2045/1785	4/13/2016	SW U	I	12		150,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: DARBY JACKIE & MICH						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W28 S50 FOP=[YR=2022] S10 E28 N10 W28\$ E28 N50\$.						

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	
96921 BLACKROCK RD, YULEE																	
										BLD DATE			LGL DATE				
										XF DATE			LAND DATE	06/20/2023	MLU		
										INC DATE			AG DATE				
TOTALS																	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				