

ALLAN LEJENE R
96937 BLACKROCK ROAD
YULEE, FL 32097

43-3N-28-0118-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

StoriesUnitsOccupancy1.1.100
 0100
 00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4031.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE
BAS1,8361001,836143,788
DCK12810131,018
USP22030665,169

TOTALES2,1841,915149,975

MARKET ADJUSTMENTS

TYPEDLMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0200011,915109.074087.26167,103200220020010.2589.75

1 SFR MODULR - 100% - 2005Heated Area: 1836HX Base Yr 2005

22-
10-10-
USP
2018
22
46--22-
27-34-34-
16-
DCK
2018
16-

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE149,975
TOTAL MARKET OB/XF VALUE4,428
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE229,403
SOH/AGL Deduction105,113
ASSESSED VALUE124,290
TOTAL EXEMPTION VALUEHX HB WX55,000
BASE TAXABLE VALUE69,290
TOTAL JUST VALUE229,403
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE214,273

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

1248/09477/27/2004WDQI22,000

GRANTOR: DOUBLE J HOME CENTER

GRANTEE: ALLAN ANDREW J SR &

1205/04182/02/2004WDQV22,000

GRANTOR: D.A.D. PARTNERSHIP

GRANTEE:DOUBLE J HOME CENTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 USP=[YR=2018] N10 W22 S10 E22\$ W46 S27 E34
DCK=[YR=2018] S8 E16 N8 W16\$ E34 N27\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UNITUNIT DPHT% TOT UNIT ADJ UNIT LAND OTHERADJUSTMENTSDENSITYDECLFRZYR CONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.57Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS