LOT 1
IN OR 2701/1320
CHESTER FOREST UNR

LUCAS CARL M & ELAINE M
96843 BLACKROCK RD
YULEE, FL 32097

2024

43-3N-28-5098-0001-0000

BUILDING CHARACTERISTICS

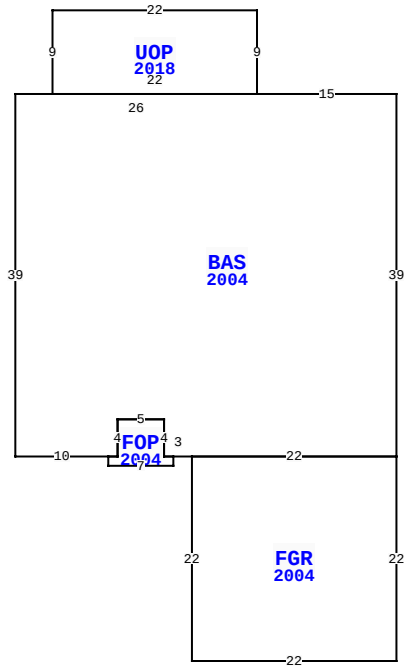
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,579	100	1,579	206,890
FGR	484	55	266	34,853
FOP	27	30	8	1,049
UOP	198	20	40	5,241
TOTALS	2,288		1,893	248,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	109.7600	137.20	259,720	2004	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 1579 HX Base Yr 2022



96843 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,033
TOTAL MARKET OB/XF VALUE		9,487
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,520
SOH/AGL Deduction		148,837
ASSESSED VALUE		183,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,683
TOTAL JUST VALUE		332,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1320	3/18/2024	WD	Q	I	01	420,000
GRANTOR: DINKINS CATHERINE A M						
GRANTEE: LUCAS CARL M & ELAI						
2442/1810	3/12/2021	WD	Q	I	01	270,000
GRANTOR: ADAMS SEAN E & JULIE						
GRANTEE: DINKINS DANIEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 UOP=[YR=2018] N9 W22 S9 E22$ W26 S39 E10
FOP=[YR=2004] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E3
FGR=[YR=2004] S22 E22 N22 W22$ E22 N39$.

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	0811	CONCRETE B	0	100	0	0	2,172.00	SF	5.20	5.20	100	2004	2004	3	84	9,487	

LAND DESCRIPTION

TOTAL OB/XF 9,487

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	000134	C	SFR POND	100		RSF-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS