

LOT 11  
IN OR 2227/289  
CHESTER FOREST UNR

MCAFEE COLE KNUTE & JULIE MOORE  
96887 BLACKROCK ROAD  
YULEE, FL 32097

2024

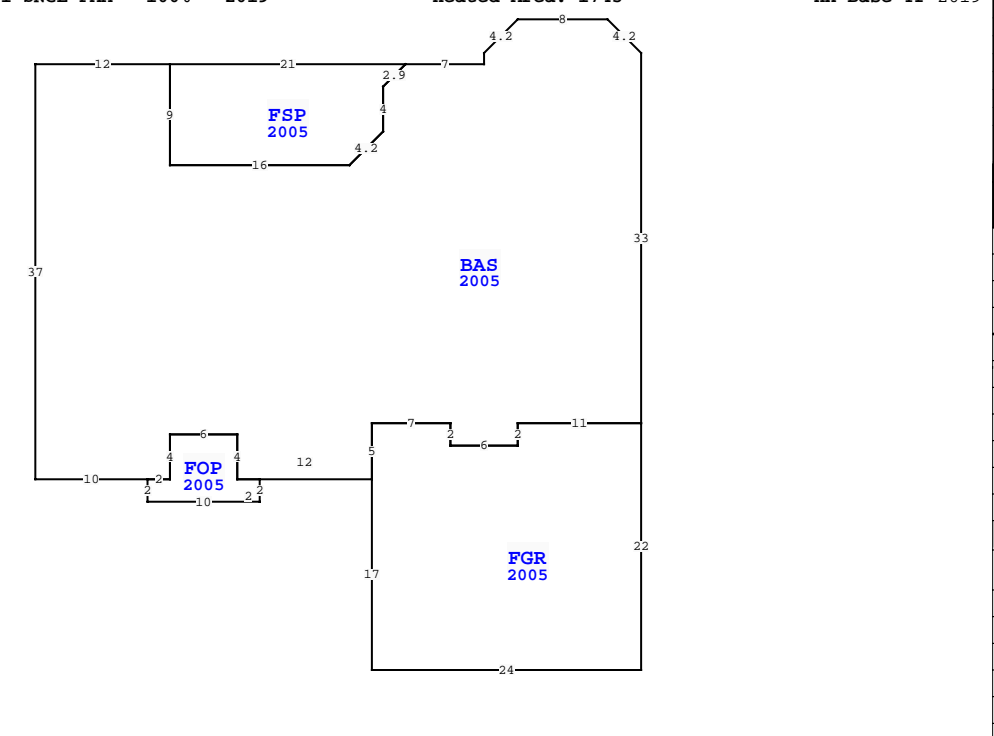
43-3N-28-5098-0011-0000



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	12 HARDWOOD 50
Interior Floo	14 CARPET 50
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,110	103.8065	129.76	273,794	2005	2005	0	0	0	9.00	91.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,153	
TOTAL MARKET OB/XF VALUE		9,817	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		333,970	
SOH/AGL Deduction		117,563	
ASSESSED VALUE		216,407	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		166,407	
TOTAL JUST VALUE		333,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,921	



Quality	02 Quality Level 02			
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	1,745	100	1,745	206,052
FGR	516	55	284	33,535
FOP	44	30	13	1,535
FSP	169	40	68	8,030
TOTALS	2,474		2,110	249,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801542	REPAIR/RRF	10,000	02/01/2018
M0509178	MECH OTHER	0	02/01/2005
P0408817	OTHER	0	12/01/2004
E0414090	ELEC OTHER	2,000	12/01/2004
R047000	REPAIR/RRF	1,500	12/01/2004
B0414239	NEW CONSTR	134,100	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0289	9/27/2018	WD Q	Q	I	01	225,000
GRANTOR: STUMBO VIRGIL C & MAR						
GRANTEE: MCAFEE COLE KNUTE &						
2075/0102	9/28/2016	WD Q	Q	I	01	200,000
GRANTOR: FRYE LAURIE A						
GRANTEE: STUMBO VIRGIL C & M						

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	0812	CONCRETE C	0	100	0	2,006.00	SF	4.00	4.00	100	2005	2005	3	86	6,901	
2	0855	CONC PAVER	0	100	28	448.00	SF	7.00	7.00	100	2012	2012	3	93	2,916	

96887 BLACKROCK RD, YULEE										BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	06/20/2023	MLU
										XF DATE			AG DATE				
										INC DATE							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] L3 U3 W8 D3 L3 S1 W7 FSP=[YR=2005] W21 S9 E16 U3 R3 N4 R2 U2 \$ D2 L2 S4 L3 D3 W16 N9 W12 S37 E10 FOP=[YR=2005] S2 E10 N2 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S17 E24 N22 W11 S2 W6 N2 W7 S5\$ N5 E7 S2 E6 N2 E11 N33\$ .

LAND DESCRIPTION	TOTAL OB/XF														9,817									
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	1100.00	220.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							