PT OF LOT 30
IN OR 1645/1074
LOFTON CHESTER TRACT

RICHARDSON TAMIRA L
96991 BLACKROCK ROAD
YULEE, FL 32097

2024

43-3N-28-5100-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

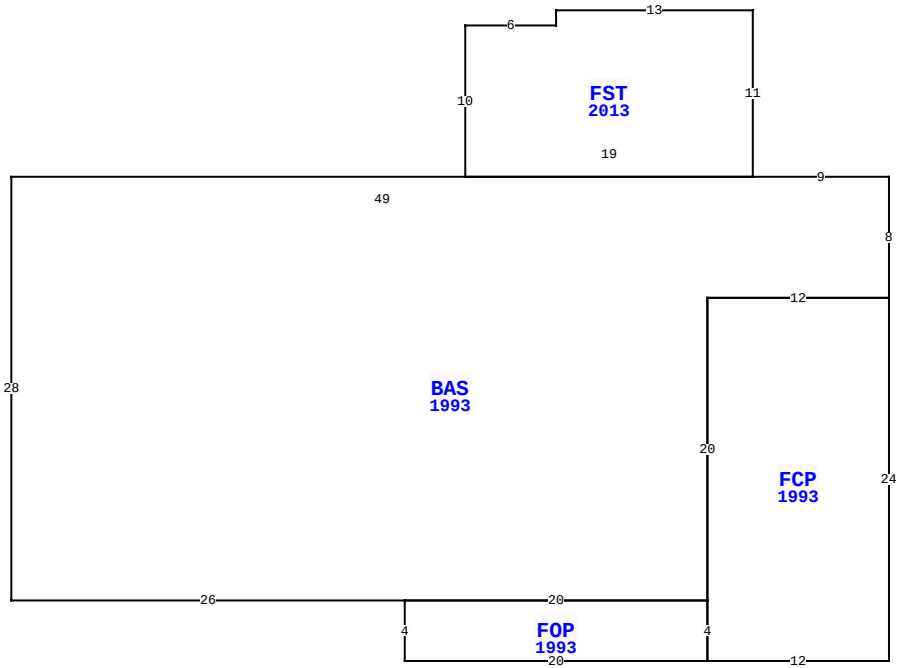
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,384	100	1,384	79,508
FCP	288	25	72	4,136
FOP	80	30	24	1,379
FST	203	55	112	6,434
TOTALS	1,955		1,592	91,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,592	112.5060	106.88	170,153	1987	1987	0	0	30	16.25	53.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1384 HX Base Yr 2006



96991 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,457
TOTAL MARKET OB/XF VALUE		17,280
TOTAL LAND VALUE - MARKET		73,000
TOTAL MARKET VALUE		181,737
SOH/AGL Deduction		77,531
ASSESSED VALUE		104,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,206
TOTAL JUST VALUE		181,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973869	GARAGE	10,045	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/1074	10/26/2009	QC	U	I	30	100
GRANTOR: MEEKS SHAREEN COATES						
GRANTEE: RICHARDSON TAMIRA L						
1308/1244	4/11/2005	WD	Q	I		157,600
GRANTOR: BARNFIELD MARLENE						
GRANTEE: RICHARDSON TAMIRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FST=[YR=2013] N11 W13 S1 W6 S10 E19$ W49 S28 E26 FOP=[YR=1993] S4 E20N4 W20 $ E20 FCP=[YR=1993] S4 E12 N24 W12 S20$ N20 E12 N8$.

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	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1998	1998	3	75	17,280	

LAND DESCRIPTION

TOTAL OB/XF 17,280

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	000115	C	SFR ACRES	100		RSF-	179.00	179.00	0.73	AC		1.00	1.00	1.25	80,000.00	100,000.00	73,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.73 Total Land Value: 73,000 Market: 0 Agricultural: 0 Common: 73,000 PRINTED 08/06/2024 BY SYS