

NUNNALLY LOGAN V & ASHLEY M
96895 BLACKROCK RD
YULEE, FL 32097

43-3N-28-5101-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

11

CLAY TILE 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100
2 100

02

WOOD FRAME 100

1.

1. 100
0 100

04

DIST 01 100

00

NONE 100

05

Quality Level 05

0100

SINGLE FAMILY

MKT AREA

04

4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,144

100

1,144

118,787

FEP

250

80

200

20,767

FGR

338

55

186

19,313

TOTALS

1,732

1,530

158,867

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

9

10

90.00 SF

6.50

6.50

100

1984

1984

3

44

257

2

0810

CONCRETE A

0 100

23

10

230.00 SF

6.50

6.50

100

1997

1997

3

73

1,091

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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-

1100.00

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,530

127.4592

121.09

185,268

1984

1994

0

0

14.25

85.75

1 SINGLE FAM - 100% - 2019

Heated Area: 1144

HX Base Yr 2019

26

35

10

25

10

13

26

BAS

1993

FGR

2013

FEP

2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/20/2023

MLU

96895 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

158,867

TOTAL MARKET OB/XF VALUE

1,348

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

235,215

SOH/AGL Deduction

79,001

ASSESSED VALUE

156,214

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

106,214

TOTAL JUST VALUE

235,215

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

213,193

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2188/1015

4/03/2018

WD Q

I

01

159,900

GRANTOR: STEFFEK PAMELA R

GRANTEE: NUNNALLY LOGAN V &

2083/1228

11/10/2016

WD Q

I

01

139,000

GRANTOR: INTEGRITY PROPERTIES

GRANTEE: STEFFEK PAMELA R

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W13 BAS=[YR=1993] W44 S26 E9 FEP=[YR=2013] S10 E25 N10 W25 \$ E35 N26\$ S26 E13 N26\$.