IN OR 2089/1278
A/K/A LOT 3 UNR SUB

CALVERIA WENDY/MANGANARO MARIO P II
96726 BLACKROCK RD
YULEE, FL 32097

2024

44-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

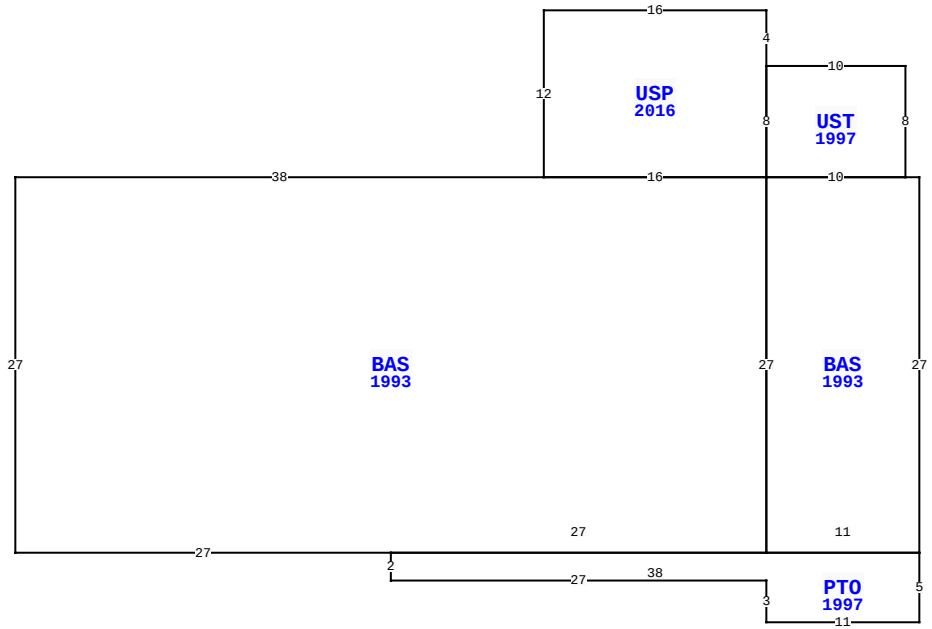
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100	297	29,075
BAS	1,458	100	1,458	142,730
PTO	109	5	5	489
USP	192	30	58	5,678
UST	80	45	36	3,524
TOTALS	2,136		1,854	181,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	123.6319	117.45	217,752	1976	2000	0	0	0	16.65	83.35

1 SINGLE FAM – 0% - 0 Heated Area: 1755 HX Base Yr



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

96726 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,496
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	256,496
SOH/AGL Deduction	51,961
ASSESSED VALUE	204,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,535
TOTAL JUST VALUE	256,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25772	REPAIR/RRF	8,630	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1278	12/09/2016	WD	Q	I	01	160,000
GRANTOR: FREEMAN MELISSA						
GRANTEE: CALVERIA WENDY ET A						
1778/0336	2/08/2012	WD	U	I	11	62,000
GRANTOR: DALTON KENNETH E JR &						
GRANTEE: FREEMAN MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1997] N8 W10 USP=[YR=2016] N4 W16 S12 BAS=[YR=1993] W38 S27 E27 PTO=[YR=1997] S2 E27 S3 E11 N5 W38$ E27 N27 W16$ E16 N8$ S8 E10$ W10 S27 E11 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/18/2022 BY KWA Total Acres: 0.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS