IN OR 2320/1128
A/K/A LOT 4 UNR SUB

SAPP KEVIN
96722 BLACKROCK RD
YULEE, FL 32097

2024

44-3N-28-0000-0001-0040

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

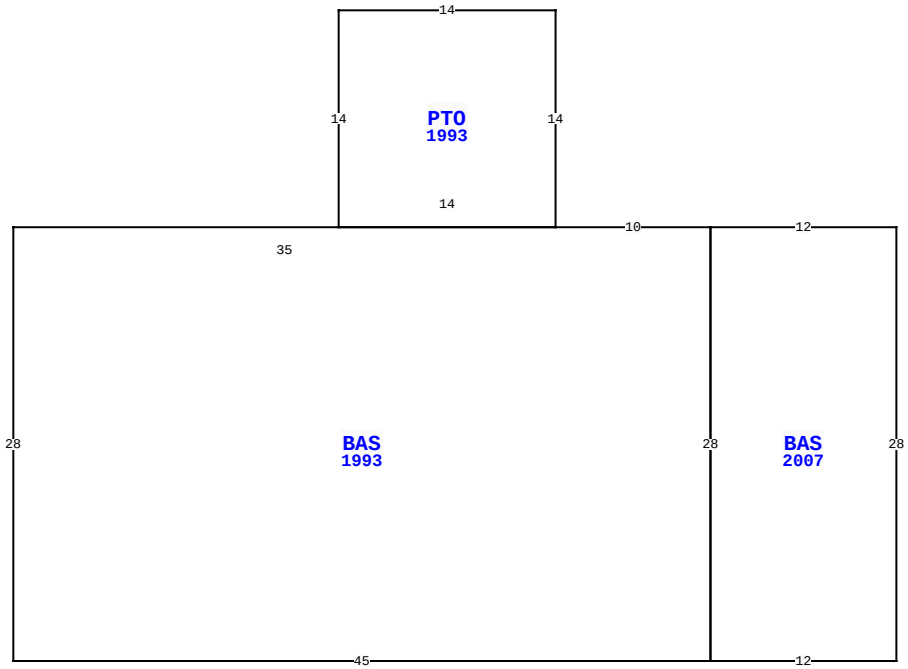
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	158,633
BAS	336	100	336	42,302
PTO	196	5	10	1,259
TOTALS	1,792		1,606	202,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	148.6191	141.19	226,751	1979	2008	0	0	0	10.83	89.17

1 SINGLE FAM – 100% - 2021 Heated Area: 1596 HX Base Yr 2021



96722 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,194
TOTAL MARKET OB/XF VALUE		2,375
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		279,569
SOH/AGL Deduction		78,881
ASSESSED VALUE		200,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,688
TOTAL JUST VALUE		279,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1128	11/19/2019	WD	Q	I	01	223,000
GRANTOR: WILLIAMS CHARLIE NICO						
GRANTEE: SAPP KEVIN						
1881/1194	9/26/2013	WD	Q	I	02	130,000
GRANTOR: GORDON DAMON & MADEA						
GRANTEE: WILLIAMS CHARLIE NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W10 PTO=[YR=1993] N14 W14 S14 E14 $ W35 S28 E45 N28 $ S28 E12 N28 $.

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	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	64	737	
2	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	2004	2004	3	84	1,638	

LAND DESCRIPTION

TOTAL OB/XF 2,375

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	100		RSF-1	97.00	227.00	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