

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

1905COMMON BRK 70
AVERAGE 30

Roof Structur

0303GABLE/HIP 100
Roof Cover03COMP SHNGL 100

Interior Wall

0505DRYWALL 100

Interior Floo

1313LVT/LAMNT 80

Interior Floo

1111CLAY TILE 20

Air Condition

0303CENTRAL 100

Heating Type

0404AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame Stories

0202WOOD FRAME 100

Units

1.100
0100

BUD8 Adjustme

0404DIST 01 100

Occupancy

00NONE 100

Quality

0505Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.00

TOTALS

1,7551,470140,539

EXTRA FEATURES

96674 BLACKROCK RD, YULEE

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

0500

FP-PRE FAB

0100

00

1.00

UT

3,500.00

3,500.00

100

1980

1980

3

46.5

1,628

2

0810

CONCRETE A

0100

00

231.00

SF

6.50

6.50

100

1980

1980

3

32.5

488

3

0511

GARAGE CB-

0100

1624

384.00

SF

40.00

40.00

100

1986

1986

3

49.5

7,603

LAND DESCRIPTION

TOTAL OB/XF9,719

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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-

1108.00

199.00

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: 0.46

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTAL

0100011,470140.3622133.34196,010197819780028.3071.70

1 SINGLE FAM - 100% - 2021Heated Area: 1367HX Base Yr 2021

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,367

100

1,367

130,692

FCP

276

25

69

6,596

FOP

112

30

34

3,251

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/20/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE140,539

TOTAL MARKET OB/XF VALUE9,719

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE225,258

SOH/AGL Deduction68,402

ASSESSED VALUE156,856

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE106,856

TOTAL JUST VALUE225,258

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE199,730

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1981/09225/13/2015WDQI01100,000

GRANTOR: YOUNG WM E

GRANTEE: COWIN CARL J & ELLA

0258/05582/01/1978WDQI34,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S10 FCP=[YR=1993] S23 E12 N23W12\$ E12 S19
FOP=[YR=1993] S4 E28 N4W28\$ E43 N29\$.