

BRENNAN KEANE
96512 BLACKROCK RD
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

CDDCONSTRUCTION

ELEMENTCD

Exterior Wall25MOD METAL 80

Exterior Wall05AVERAGE 20

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS92410092413,195

BAS2401002403,427

UOP36025901,285

UOP802520286

TOTALS1,6041,27418,193

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010017585.00SF6.506.5010019901990359.5329

20940SHEDS/POR0100912108.00SF30.0030.0010019941994320648

31242WD DECK A01004624.00SF10.0010.001001990199032048

41242WD DECK A01001612192.00SF10.0010.0010019951995320384

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000102CSFR/MH100OR113.00400.001.03AC1.001.001.0080,000.0080,000.0082,400

REVIEW DATE05/12/2019BYKBATotal Acres: 1.03Total Land Value: 82,400Market: 0Agricultural: 0Common: 82,400PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

0820021,274102.000071.4090,96419871990002070.0020.00

HX Base Yr

HEATED AREA: 1164

UOP 1993

UOP 2016

BAS 1993

BAS 2016

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE18,193

TOTAL MARKET OB/XF VALUE1,409

TOTAL LAND VALUE - MARKET82,400

TOTAL MARKET VALUE102,002

SOH/AGL Deduction62,550

ASSESSED VALUE39,452

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE14,452

TOTAL JUST VALUE102,002

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE92,476

Sales Data

OFF RECORD NumberDATEINSTTYPEQU / I V / IRSN CD SALE PRICE

2689/17571/19/2024WDUII3760,000

GRANTOR: JOHNSON MAXINE R L/E

GRANTEE: BRENNAN KEANE

2591/11749/14/2022LEUII11100

GRANTOR: JOHNSON MAXINE R

GRANTEE: WORTHAM MEGAN L & S

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W20 S4 BAS=[YR=2016] S2 UOP=[YR=1993] W36 S10 BAS=[YR=1993] W16 S14 E66 N14 W50\$ E36 N10\$ S10 E20 N12 W20\$ E20 N4\$.