

LOT 1
IN OR 575 PG 374
BLACKROCK ACRES PB 4/87

JONES WILLIAM L JR & CAROL
96731 BLACKROCK ROAD
YULEE, FL 32097

2024

44-3N-28-5000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,680	100	1,680	158,011
BAS	204	100	204	19,187
FOP	448	30	134	12,603
UOP	132	20	26	2,445

TOTALS	2,464	2,044	192,247
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	16	30	480.00	SF	15.00	15.00	100	1979
2	0810	CONCRETE A	0 100	20	9	180.00	SF	6.50	6.50	100	1980
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
4	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1988
5	0681	POLE SHED	0 100	27	28	756.00	SF	15.00	15.00	100	2000
6	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	2.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,044	120.7360	114.70	234,447	1987	1987	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 0 Heated Area: 1884 HX Base Yr											
96731 BLACKROCK RD, YULEE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/20/2023 MLU					

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	0681	POLE SHED	0 100	16	30	480.00	SF	15.00	15.00	100	1979	1979	3	20	1,440	
2	0810	CONCRETE A	0 100	20	9	180.00	SF	6.50	6.50	100	1980	1980	3	32.5	380	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1988	1988	3	20	240	
5	0681	POLE SHED	0 100	27	28	756.00	SF	15.00	15.00	100	2000	2000	3	28	3,175	
6	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2003	2003	3	83	2,158	

TOTAL OB/XF											
9,563											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	2.00	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,293	
TOTAL MARKET OB/XF VALUE		9,563	
TOTAL LAND VALUE - MARKET		88,000	
TOTAL MARKET VALUE		304,856	
SOH/AGL Deduction		142,917	
ASSESSED VALUE		161,939	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		111,939	
TOTAL JUST VALUE		304,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2036	NEW CONSTR	2,000	01/30/1987
3982	NEW CONSTR	1,400	01/20/1987
3449	NEW CONSTR	33,000	06/30/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0575/0374	7/25/1989	WD U	V	10	
GRANTOR: SHEFFIELD WM & ROSE					
GRANTEE: JONES WM JR & CAROL					
0307/0350	1/01/1980	CD Q	V		7,250
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 UOP=[YR=2019] N4 W16 S21 E4 N17 E12\$											
BAS=[YR=2019] W12 S17 E12 N17\$ S30 FOP=[YR=1993] S8 E56N8 W56											
\$ E56 N30 \$.											

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