

GRIFFIN LORI E/GRIFFIN ELEANOR
96691 BLACKROCK RD
YULEE, FL 32097

44-3N-28-5000-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

VINYL 100

RooF Structur

03

GABLE/HIP 100

Roof Cover

05

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

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

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,404

100

1,404

57,620

TOTALS

1,404

1,404

57,620

EXTRA FEATURES

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

0510

GARAGE WD-

0 100

16

16

256.00

SF

35.00

35.00

100

1999

1999

3

27

2,419

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000115

C

SFR ACRES

100

OR

0.00

0.00

2.00

AC

1.00

1.00

0.75

80,000.00

60,000.00

120,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

2.00

Total Land Value:

120,000

Market:

0

Agricultural:

0

Common:

120,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,404

114.0000

85.50

120,042

2001

2001

0

0

0 52.00

48.00

3 M/H 94+ - 100% - 2009

Heated Area: 1404

HX Base Yr 2009

27

BAS
2006

27

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/20/2023

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1660/0268

12/14/2009

QC

U

I

11

100

GRANTOR: GRIFFIN MATTHEW D & L

GRANTEE: GRIFFIN LORI E & EL

1653/0393

12/14/2009

QC

U

I

11

100

GRANTOR: GRIFFIN MATTHEW D & L

GRANTEE: GRIFFIN LORI E & EL

BUILDING NOTES

BAS=[YR=2006] W52 S27 E52 N27\$.

BUILDING DIMENSIONS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

152,552

2,419

120,000

274,971

110,505

164,466

50,000

114,466

274,971

0

270,086

LOT 8
IN OR 1660/268
2001 FTWD DW/MH &

GRIFFIN LORI E/GRIFFIN ELEANOR
96691 BLACKROCK RD
YULEE, FL 32097

2024

44-3N-28-5000-0008-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	94,932
TOTALS	1,800		1,800	94,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,800	117.2000	87.90	158,220	2007	2007	0	0	40.00	60.00
4 M/H 94+ - 0% - 2009				Heated Area: 1800				HX Base Yr 2009			
BAS 2008											