

LOT 9 & PARCEL 1-25
PT OR 809/821 &
1999 SKYL TW/MH &

GRIFFIN MATTHEW A & ELEANOR
96685 BLACKROCK ROAD
YULEE, FL 32097

2024

44-3N-28-5000-0009-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		2 100		
Bathrooms		1.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
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	784	100	784	14,686
TOTALS	784		784	14,686

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
1	0810	CONCRETE A	0	100	9	16	144.00	SF	6.50	6.50	100	1998	1998	3 75
2	1243	WD DECK F	0	0	20	8	160.00	SF	4.00	4.00	100	2007	2007	3 31
3	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	1997	1997	3 20
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3 83
5	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2000	2000	3 20
6	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	2005	2005	3 40

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.29	AC		1.00	1.00	0.60

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	89.2000	62.44	48,953	1984	1984	0	0	0	70.00	30.00
1 M/H 93- - 0% - 2005												
Heated Area: 784												
HX Base Yr 2005												
14 56 14 56 BAS 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023

MLU

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