IN OR 2314/1338

COLLINS JODI A & MARK A
96173 BLACKROCK RD
YULEE, FL 32097

2024

45-3N-28-0000-0003-0150

BUILDING CHARACTERISTICS

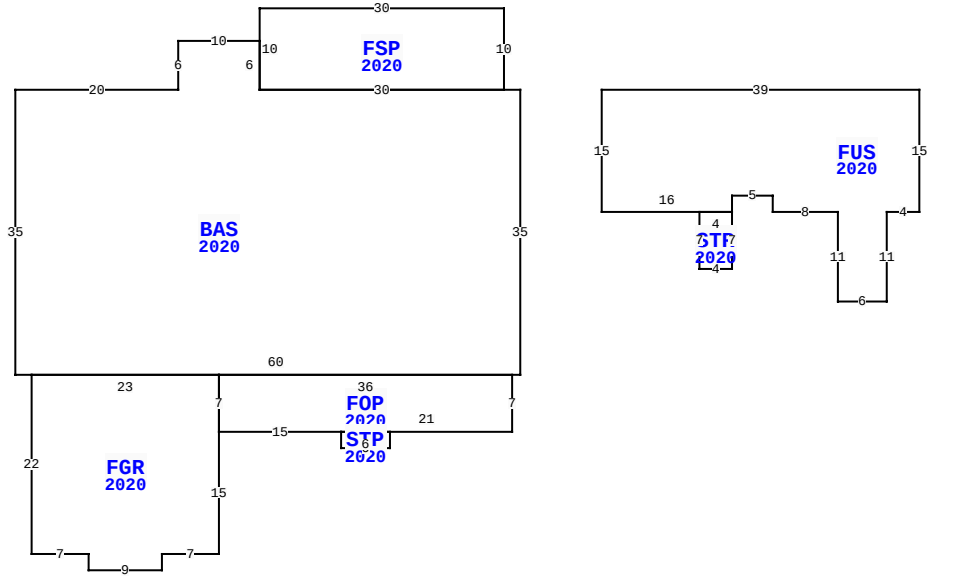
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,230	100	2,230	298,061
FGR	524	55	288	38,494
FOP	252	30	76	10,158
FSP	300	40	120	16,039
FUS	641	100	641	85,676
STP	12	10	1	134
STR	28	10	3	401
TOTALS	3,987		3,359	448,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,359	108.0080	135.01	453,499	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2871 HX Base Yr 2021



96173 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,433
TOTAL MARKET OB/XF VALUE		68,814
TOTAL LAND VALUE - MARKET		315,360
TOTAL MARKET VALUE		863,607
SOH/AGL Deduction		318,447
ASSESSED VALUE		545,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		495,160
TOTAL JUST VALUE		863,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100389	GARAGE/LEAN T0	5,000	01/15/2021
B204618	SWIM POOL	30,000	06/16/2020
C203926	CO ISSUED	0	05/11/2020
B2000906	GARAGE	20,000	01/30/2020
19012734	NEW CONSTR	389,869	12/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1338	10/24/2019	WD	U	V	11	100
GRANTOR: COLLINS JODI ANDERSON						
GRANTEE: COLLINS MARK A & JO						
2314/1336	10/10/2019	QC	U	V	11	100
GRANTOR: KEY EVA A & ADRIA A H						
GRANTEE: COLLINS MARK & JODI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 FSP=[YR=2020] N10 W30 S10 E30$ W30 N6 W10 S6 W20 S35 E2 FGR=[YR=2020] S22 E7 S2 E9 N2 E7 N15 FOP=[YR=2020] E15 STP=[YR=2020] S2 E6 N2 W6$ E21 N7 W36 S7$ N7 W23$ E60 N35$ PTR= E10 FUS=[YR=2020] E39 S15 W4 S11 W6 N11 W8 N2 W5 S2 STR=[YR=2020] S7 W4 N7 E4$ W16 N15$ W10$.

EXTRA FEATURES

LN	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	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	2020	2020	3	99	1,255	
3	0812	CONCRETE C	0	100	0	0	2,840.00	SF	4.00	4.00	100	2020	2020	3	99	11,246	
4	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2020	2020	3	96	922	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	93	30,988	
7	0855	CONC PAVER	0	100	0	0	1,558.00	SF	10.00	10.00	100	2020	2020	3	99	15,424	
8	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2020	2020	3	93	4,650	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 68,814

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	6.57	AC		1.00	1.00	0.60	80,000.00	48,000.00	315,360							

REVIEW DATE 11/19/2021 BY KW Total Acres: 6.57 Total Land Value: 315,360 Market: 0 Agricultural: 0 Common: 315,360 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

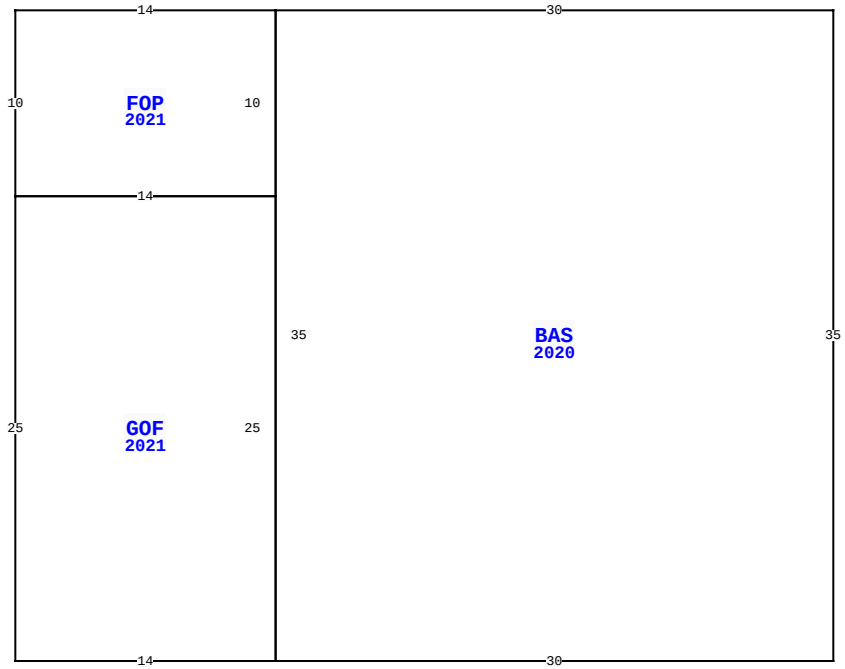
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	20,910
FOP	140	30	42	836
GOF	350	125	438	8,722
TOTALS	1,540		1,530	30,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,530	58.6500	20.53	31,411	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1400 HX Base Yr 2021



96173 BLACKROCK RD, YULEE

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2021] W14 S10 GOF=[YR=2021] S25 E14 N25 W14$ E14 N10$ S35 E30 N35 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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