



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,979	100	1,979	186,655
FOP	54	30	16	1,509
FOP	60	30	18	1,698
FUS	744	100	744	70,173
TOTALS	2,837		2,757	260,035

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	22	14	308.00	SF	30.00	30.00	100	1980

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.35	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	2,757	129.2784	122.81	338,587	1953	1990	0	0	23.20	76.80
1 SINGLE FAM - 100% - 2014 Heated Area: 2723 HX Base Yr 2014											
96539 BLACKROCK RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/20/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,035	
TOTAL MARKET OB/XF VALUE		1,848	
TOTAL LAND VALUE - MARKET		108,000	
TOTAL MARKET VALUE		369,883	
SOH/AGL Deduction		203,991	
ASSESSED VALUE		165,892	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		110,892	
TOTAL JUST VALUE		369,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/1659	11/14/2013	WD	Q	I	02	176,000	
GRANTOR: LAMPERT THOMAS							
GRANTEE: DYKHUIS DAVID S & K							
1780/0978	2/24/2012	WD	Q	I	02	128,000	
GRANTOR: HIGHTOWER KAREN LEE							
GRANTEE: LAMPERT THOMAS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] N5 W12 S5 E12\$ W12S1 W22 S31 E24 FOP=[YR=1993] S6 E9 N6 W9\$ E9 S3 E27 N35\$ PTR=E10 FUS=[YR=1993] E24 S31 W24 N31\$ W10\$.											