IN OR 559 PG 365

JUBITO TIMOTHY LEE & SANDRA S
96585 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0011-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

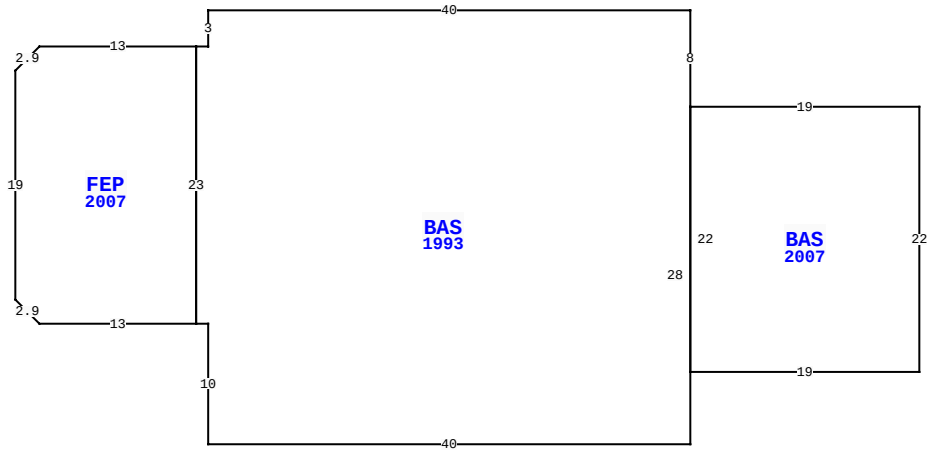
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	129,084
BAS	418	100	418	36,881
FEP	341	80	273	24,088
TOTALS	2,222		2,154	190,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	113.2635	107.60	231,770	1960	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1990 Heated Area: 1881 HX Base Yr 1990



96585 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		190,051
TOTAL MARKET OB/XF VALUE		54,444
TOTAL LAND VALUE - MARKET		124,000
TOTAL MARKET VALUE		368,495
SOH/AGL Deduction		212,786
ASSESSED VALUE		155,709
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,709
TOTAL JUST VALUE		368,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6753	REPAIR/RRF	4,700	09/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0559/0365	12/19/1988	WD	U	I	01	20,000
GRANTOR: THOMPSON ELSIE REID						
GRANTEE: JUBITO TIMOTHY & S						
0542/0170	5/02/1988	WD	U	I	01	100
GRANTOR: THOMPSON HUGH & E R						
GRANTEE: THOMPSON ELSIE REID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 BAS=[YR=1993] N8 W40 S3 W1 FEP=[YR=2007] W13 D2 L2 S19 R2 D2 E13 N23$ S23 E1 S10 E40 N28$ S22 E19 N22$.

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	0351	CARPORT MT	0	100	12	32	384.00	SF	10.00	10.00	100	1989	1989	3	20	768	
2	0812	CONCRETE C	0	100	0	0	12,950.00	SF	4.00	4.00	100	1995	1995	3	70	36,260	
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1995	1995	3	23	5,023	
4	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1995	1995	3	23	5,023	
5	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
6	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	1995	1995	3	36	288	
7	0510	GARAGE WD-	0	100	26	12	312.00	SF	26.25	26.25	100	2000	2000	3	28	2,293	
8	0510	GARAGE WD-	0	100	26	12	312.00	SF	26.25	26.25	100	2000	2000	3	28	2,293	
9	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2005	2005	3	24	1,920	

LAND DESCRIPTION

TOTAL OB/XF 54,444

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		RSF-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	80,000.00	80,000.00	124,000							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 1.55 Total Land Value: 124,000 Market: 0 Agricultural: 0 Common: 124,000 PRINTED 08/06/2024 BY SYS