



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

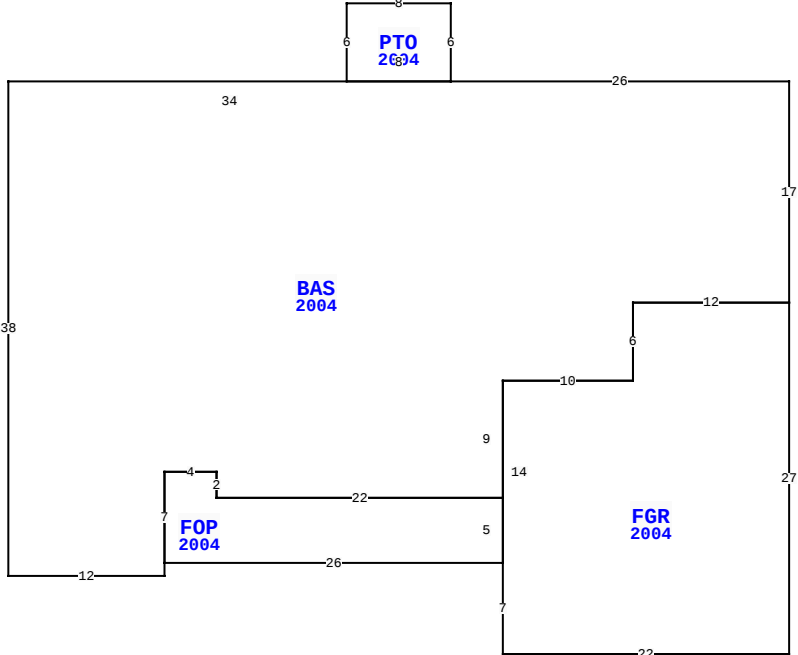
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	178,575
FGR	534	55	294	30,631
FOP	138	30	41	4,272
PTO	48	5	2	208
TOTALS	2,434		2,051	213,686

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	0812	CONCRETE C	0 100	0	0	2,513.00	SF	4.00	4.00	100	2004	2004	3	84

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		RSF-1	0.00	0.00	1.10	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,051	97.1964	121.50	249,196	2004	2004	0	0	0	14.25	85.75		
1 SNGL FAM - 100% - 2007														
Heated Area: 1714														
HX Base Yr 2007														



96531 BLACKROCK RD, YULEE										BLD DATE		LGL DATE		06/20/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
VALUATION BY														STANDARD
Tax Group: 4														
Tax Dist:														
BUILDING MARKET VALUE														213,686
TOTAL MARKET OB/XF VALUE														8,444
TOTAL LAND VALUE - MARKET														88,000
TOTAL MARKET VALUE														310,130
SOH/AGL Deduction														153,402
ASSESSED VALUE														156,728
TOTAL EXEMPTION VALUE														50,000
BASE TAXABLE VALUE														106,728
TOTAL JUST VALUE														310,130
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														301,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311422	NEW CONSTR	136,272	07/01/2003
B0108876	NEW CONSTR	88,553	11/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2432/1223	2/09/2021	WD U	I	I	11	100			
GRANTOR: ARNETT PROPERTIES INC									
GRANTEE: SHIVER BRIAN T & DA									
1148/0962	6/26/2003	WD U	V	V	07	100			
GRANTOR: ARNETT PROPERTIES INC									
GRANTEE: SHIVER BRIAN T & DA									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W26 PTO=[YR=2004] N6 W8 S6 E8\$ W34 S38 E12 N1														
FOP=[YR=2004] E26 FGR=[YR=2004] S7 E22 N27 W12 S6 W10 S14\$ N5														
W22 N2 W4 S7\$ N7 E4 S2 E22 N9 E10 N6 E12 N17\$.														