PT OF SEC 50-3N-28E
IN OR 2521/616

THOMAS MARK Q L/E/
96521 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

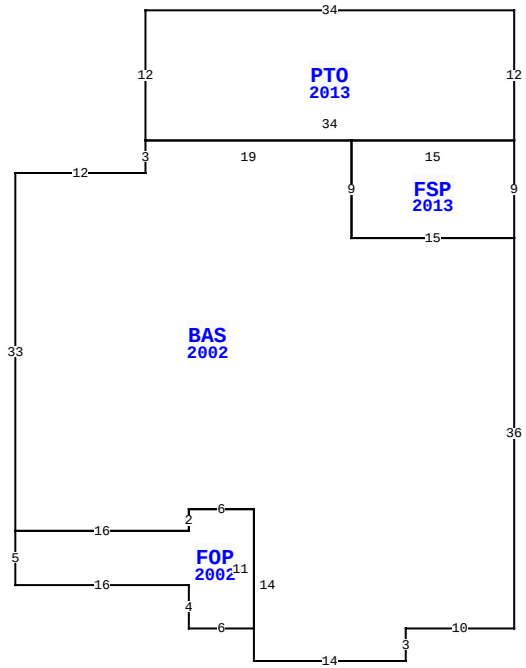
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,731	100	1,731	189,500
FOP	146	30	44	4,817
FSP	135	40	54	5,912
PTO	408	5	20	2,190
TOTALS	2,420		1,849	202,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,849	103.9500	129.94	240,259	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2010 Heated Area: 1731 HX Base Yr 2010



96521 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,418
TOTAL MARKET OB/XF VALUE		14,123
TOTAL LAND VALUE - MARKET		86,400
TOTAL MARKET VALUE		302,941
SOH/AGL Deduction		147,176
ASSESSED VALUE		155,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,765
TOTAL JUST VALUE		302,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210017	NEW CONSTR	110,510	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/0616	12/13/2021	LE	U	I	14	100
GRANTOR: THOMAS MARK Q						
GRANTEE: THOMAS MARK Q L/E						
1616/1504	4/23/2009	WD	Q	I	01	180,000
GRANTOR: HARMON LINDA L						
GRANTEE: THOMAS MARK Q						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N12 W34 S12E34$ FSP=[YR=2013] W15BAS=[YR=2002] W19 S3 W12 S33 FOP=[YR=2002] S5 E16 S4 E6 N11 W6 S2 W16$ E16 N2 E6 S14 E14 N3 E10 N36 W15 N9$ S9 E15 N9$.

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	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,575.00	SF	4.00	4.00	100	2003	2003	3	83	5,229	
3	0351	CARPORT MT	0	100	32	42	1,344.00	SF	6.00	6.00	100	2004	2004	3	22	1,774	
4	0811	CONCRETE B	0	100	0	0	919.00	SF	5.20	5.20	100	2005	2005	3	86	4,110	

LAND DESCRIPTION

TOTAL OB/XF 14,123

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	1.08	AC		1.00	1.00	1.00	80,000.00	80,000.00	86,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.08 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 08/06/2024 BY SYS