



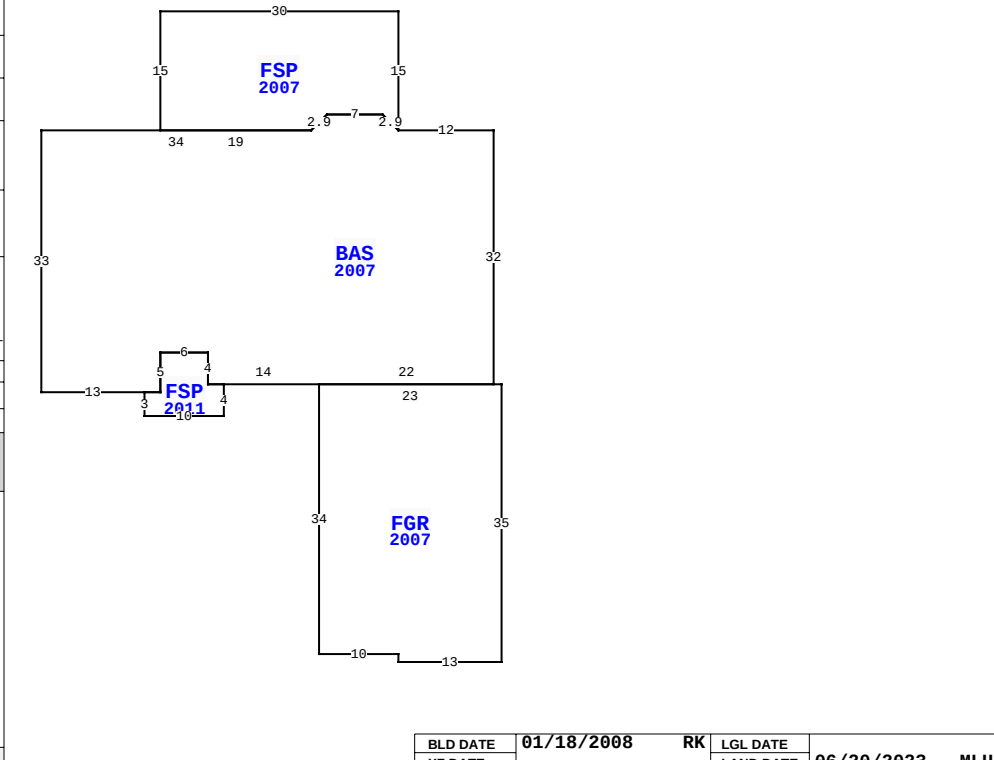
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,833	100	1,833	205,189
FGR	795	55	437	48,918
FSP	432	40	173	19,366
FSP	62	40	25	2,798
TOTALS	3,122		2,468	276,271

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,985.00	SF	4.00	4.00	
2	0351	CARPORT MT	0	100	20	25	500.00	SF	5.90	5.90	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,468	129.2784	122.81	303,095	2007	2007	0	0	0	8.85	91.15
1 SINGLE FAM - 100% - 2008 Heated Area: 1833 HX Base Yr 2008												



96509 BLACKROCK RD, YULEE				XF DATE		LAND DATE				06/20/2023		MLU	
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2,985.00	SF	4.00	4.00	100	2007	2007	3	88	10,507				
500.00	SF	5.90	5.90	100	2011	2011	3	50	1,475				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			276,271
TOTAL MARKET OB/XF VALUE			11,982
TOTAL LAND VALUE - MARKET			90,440
TOTAL MARKET VALUE			378,693
SOH/AGL Deduction			188,316
ASSESSED VALUE			190,377
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			135,377
TOTAL JUST VALUE			378,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12188	MECH OTHER	0	10/01/2006
P11592	OTHER	0	10/01/2006
C18506	CO ISSUED	0	09/01/2006
E18120	ELEC OTHER	0	09/01/2006
R09705	REPAIR/RRF	3,000	09/01/2006
B18506	NEW CONSTR	285,000	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1570/0325	6/05/2008	WD U	I	I	06
GRANTOR: ESELY SAMUEL H					
GRANTEE: MILLER JAMES C & CA					
1569/0018	5/30/2008	QC U	I	I	01
GRANTOR: MILLER JAMES C & CARO					
GRANTEE: MILLER JAMES C & CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W12 FSP=[YR=2007] N15 W30 S15 E19 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 W34 S33 E13 FSP=[YR=2011] S3 E10 N4 W2 N4 W6 S5 W2 \$ E2 N5 E6 S4 E14 FGR=[YR=2007] S34 E10 S1 E13 N35 W23 \$ E22 N32 \$.											

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	1.19	AC	

TOTAL OB/XF											
11,982											
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	1.19	AC	