



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	31	HARDIE BRD 100	0500	01	4,005	106.5768	159.87	640,279	2021	2021	0	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 3189									
Roof Cover	03	COMP SHNGL 90	16													HX Base Yr 2022									
Roof Cover	12	MODULAR MT 10	11													SFR 2021									
Interior Wall	05	DRYWALL 100	15													FOP 2021									
Interior Floo	13	LVT/LAMNT 50	9													BAS 2021									
Interior Floo	14	CARPET 50	8													FGR 2021									
Air Condition	03	CENTRAL 100	20													FUS 2021									
Heating Type	04	AIR DUCTED 100	29													STR 2021									
Bedrooms	4	100	13													FUS 2021									
Bathrooms	3	100	8													FUS 2021									
Frame	02	WOOD FRAME 100	13													FUS 2021									
Stories	2.	2. 100	9													FUS 2021									
Units	0	100	14													FUS 2021									
Occupancy	00	NONE 100	14													FUS 2021									
Quality	05	Quality Level 05	14													FUS 2021									
DOR CODE	0100	SINGLE FAMILY	14													FUS 2021									
MAP NUM		MKT AREA	04													FUS 2021									
NEIGHBORHOOD/LOC	4031.00		FUS 2021													FUS 2021									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,637	100	2,637	419,469																					
FGR	706	55	388	61,720																					
FOP	232	30	70	11,135																					
FOP	581	30	174	27,678																					
FUS	552	100	552	87,807																					
STR	24	10	2	318																					
STR	30	10	3	478																					
STR	64	10	6	954																					
UST	384	45	173	27,520																					
TOTALS	5,210		4,005	637,078																					
EXTRA FEATURES					96451 BLACKROCK RD, YULEE										BLD DATE										
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	OB/XF MKT VALUE	NOTES	LGL DATE									
1	0810	CONCRETE A	0 100	67 3	201.00	SF	6.50	6.50	100	2021	2021	3	99	1,293		LAND DATE									
2	0812	CONCRETE C	0 100	0 0	816.00	SF	4.00	4.00	100	2021	2021	3	99	3,231		AG DATE									
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980		06/20/2023 MLU									
4	0861	POOL GUNIT	0 100	0 0	462.00	SF	85.00	85.00	100	2021	2021	3	95	37,307											
5	0855	CONC PAVER	0 100	0 0	1,000.00	SF	10.00	10.00	100	2021	2021	3	99	9,900											
LAND DESCRIPTION					TOTAL OB/XF										53,711										
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	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	4.81	AC		1.00	1.00	0.90	80,000.00	72,000.00	346,320								
REVIEW DATE 10/27/2021 BY KW Total Acres: 4.81 Total Land Value: 346,320 Market: 0 Agricultural: 0 Common: 346,320 PRINTED 08/06/2024 BY SYS																									

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