

PT WM G CHRISTOPHER DONATION
SEC 50-3N-28E IN OR 1995/878
(EX PT IN OR 1940/768)

KUYKENDALL JERAMY W & CYNTHIA F
96487 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,792	100	1,792	170,946
UEP	294	60	176	16,790
TOTALS	2,086		1,968	187,735

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	2005
2	0510	GARAGE WD-	0 100	16	30	480.00	SF	35.00	35.00	100	1985
3	0681	POLE SHED	0 100	30	12	360.00	SF	15.00	15.00	100	2015

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	1.34	AC	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,968 123.9700 117.77 231,771 1976 1985 0 0 0 19.00 81.00

1 SINGLE FAM - 100% - 2016 Heated Area: 1792 HX Base Yr 2016

14 21 21 14

20 44 28 28 64

UEP 1999

BAS 1993

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

TOTAL OB/XF											
8,052											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,735	
TOTAL MARKET OB/XF VALUE		8,052	
TOTAL LAND VALUE - MARKET		107,200	
TOTAL MARKET VALUE		302,987	
SOH/AGL Deduction		187,136	
ASSESSED VALUE		115,851	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		65,851	
TOTAL JUST VALUE		302,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/0878	7/24/2015	SW	U	I	12	145,400
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: KUYKENDALL JERAMY W						
1963/1378	1/29/2015	SW	U	I	12	196,100
GRANTOR: BRYANT BRADLEY L & CA						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS1993 = W44 UEP=[YR=1999] N21 W14 S21 E14 \$ W20 S28 E64 N28 \$.											