

PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN DBK 1/137 &
OR 1693/1148 (EX PT IN

ALDRIDGE LAVADA
96465 BLACKROCK ROAD
YULEE, FL 32097

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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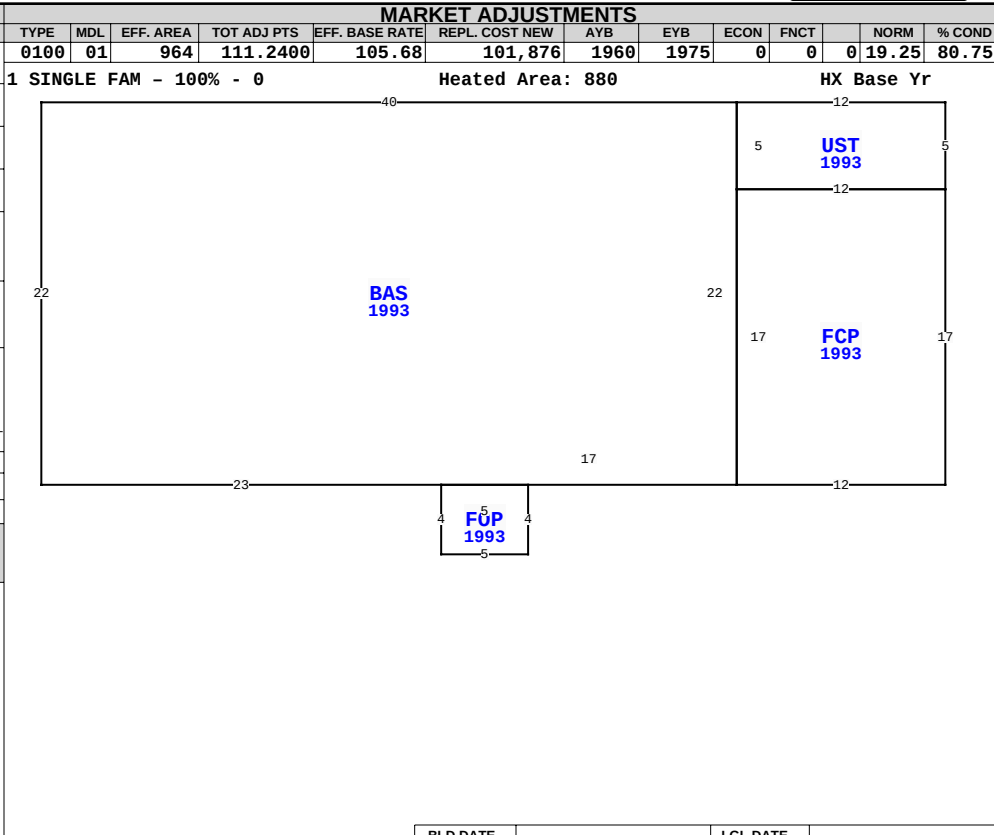
NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	75,096
FCP	204	25	51	4,352
FOP	20	30	6	512
UST	60	45	27	2,304

TOTALS	1,164		964	82,265
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.16



96465 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.8	1,078	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2015	2015	3	70	5,040	

TOTAL OB/XF													6,118	
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		
	RSF-1	0.00	0.00	1.16	AC		1.00	1.00	1.00	80,000.00	80,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										82,265	
TOTAL LAND VALUE - MARKET										92,800	
TOTAL MARKET VALUE										181,183	
SOH/AGL Deduction										95,300	
ASSESSED VALUE										85,883	
TOTAL EXEMPTION VALUE										HX HB WX	
BASE TAXABLE VALUE										30,883	
TOTAL JUST VALUE										181,183	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										177,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632714	18X20 CPT	8,035	07/01/2016
000082	REMODEL	0	05/01/2000
7831	CHNGE SRVC	0	11/22/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1693/1148	8/11/2010	WD	U	I	30	100	
GRANTOR:ALDRIDGE KEITH H & TI							
GRANTEE:ALDRIDGE HERMAN L &							
0998/1580	7/20/2001	WD	U	I	01	100	
GRANTOR:ALDRIDGE HERMAN L & L							
GRANTEE:ALDRIDGE H KEITH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W12 BAS=[YR=1993] W40 S22 E23 FOP=[YR=1993] S4 E5 N4 W5\$ E17 FCP=[YR=1993] E12 N17 W12 S17\$ N22\$ S5 E12 N5\$.									