PT OF WILLIAM G CHRISTOPHER
GRANT IN SEC 50-3N-28E
IN OR 2052/441, OR 2576/848, &

FOREHAND BENJAMIN K & MARY L
96591 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0021-0130

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

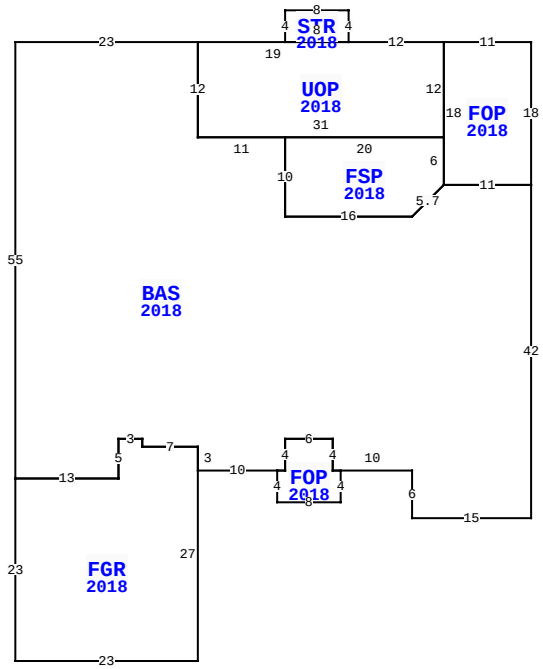
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	336,799
FGR	572	55	315	37,972
FOP	56	30	17	2,049
FOP	198	30	59	7,112
FSP	192	40	77	9,281
STR	32	10	3	362
UOP	372	20	74	8,920
TOTALS	4,216		3,339	402,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,339	100.1880	125.24	418,176	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2019 Heated Area: 2794 HX Base Yr 2019



96591 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		425,750
TOTAL MARKET OB/XF VALUE		5,960
TOTAL LAND VALUE - MARKET		439,920
TOTAL MARKET VALUE		871,630
SOH/AGL Deduction		339,013
ASSESSED VALUE		532,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		482,617
TOTAL JUST VALUE		871,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1704664	CO ISSUED	0	03/29/2018
B1800453	GARAGE	55,104	02/01/2018
B1704664	NEW CONSTR	358,266	05/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1432	1/20/2023	WD	U	V	11	100
GRANTOR: WEST FAMILY TRUST ET						
GRANTEE: FOREHAND BENJAMIN K						
2576/0848	6/29/2022	TD	U	V	11	100
GRANTOR: FOREHAND RAY LIVING T						
GRANTEE: FOREHAND BENJAMIN K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W11 UOP=[YR=2018] W12 STR=[YR=2018] N4 W8 S4 E8$ W19 BAS=[YR=2018] W23 S55 FGR=[YR=2018] S23 E23 N27 W7 N1 W3 S5 W13$ E13 N5 E3 S1 E7 S3 E10 FOP=[YR=2018] S4 E8 N4 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E10 S6 E15 N42 W11 FSP=[YR=2018] N6 W20 S10 E16 U4 R4 $ L4 D4 W16 N10 W11 N12$ S12 E31 N12 $ S18 E11 N18$.

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	0812	CONCRETE C	0	100	0	0	1,536.00	SF	4.00	4.00	100	2018	2018	3	97	5,960	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	0005	RSF-1	0.00	0.00	1.54	AC		1.00	1.00	0.85	80,000.00	68,000.00	104,720							
2	000115	C	SFR ACRES	100	0005	RSF-1	0.00	0.00	8.38	AC		1.00	1.00	0.50	80,000.00	40,000.00	335,200							

REVIEW DATE 01/27/2023 BY DJA Total Acres: 9.92 Total Land Value: 439,920 Market: 0 Agricultural: 0 Common: 439,920 PRINTED 08/06/2024 BY SYS

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2024

50-3N-28-0000-0021-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

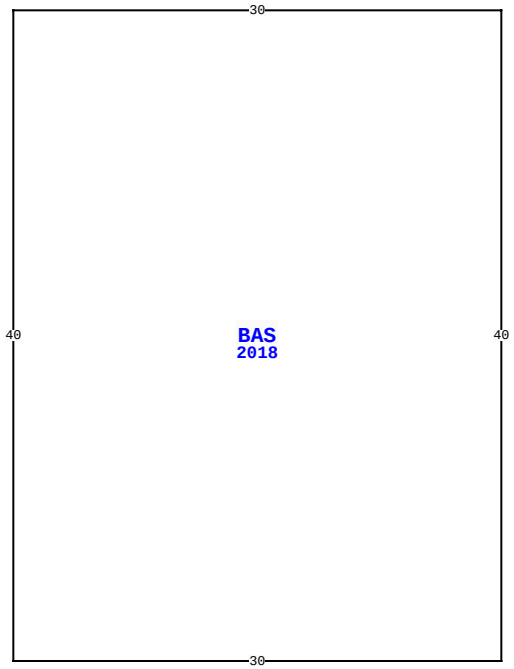
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,256
TOTALS	1,200		1,200	23,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	20.40	24,480	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



96591 BLACKROCK RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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SALES DATA

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GRANTOR: FOREHAND RAY LIVING T						
GRANTEE: FOREHAND BENJAMIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/27/2023 BY DJA Total Acres: 9.92 Total Land Value: 439,920 Market: 0 Agricultural: 0 Common: 439,920 PRINTED 08/06/2024 BY SYS