IN OR 2229/278
EX 22-2 22-3 22-8 & 22-9
EX BLACKROCK HAMMOCK PB 6/286

CORAM JOSH A/CORAM SHAWNA E
96629 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,040
TOTAL MARKET VALUE	7,040
SOH/AGL Deduction	5,056
ASSESSED VALUE	1,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,984
TOTAL JUST VALUE	7,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/0278	10/09/2018	TX	U	V	11	3,500
GRANTOR: TAX COLLECTOR						
GRANTEE: CORAM JOSH A & SHA						
1298/1019	2/28/2005	QC	U	V	02	100
GRANTOR: RAYONIER INC						
GRANTEE: RCG HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-1	0.00	0.00	0.44	AC		1.00	1.00	0.20	80,000.00	16,000.00	7,040							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 0.44 Total Land Value: 7,040 Market: 0 Agricultural: 0 Common: 7,040 PRINTED 08/06/2024 BY SYS