PT SEC 50-3N-28E
IN OR 2560/1011 PARCEL 4

VPAMH BLACKROCK COVE LB LLC
901 MARQUETTE AVE S STE 3300
MINNEAPOLIS, MN 55402

2024

50-3N-28-0000-0022-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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	
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	6,750
TOTAL MARKET VALUE	6,750
SOH/AGL Deduction	0
ASSESSED VALUE	6,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,750
TOTAL JUST VALUE	6,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1011	5/03/2022	SW	U	V	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: VPAMH BLACKROCK COV						
2551/1514	3/31/2022	SW	Q	V	05	12,000,000
GRANTOR: BLACKROCK COVE NASSAU						
GRANTEE: AMERICAN HOMES 4 RE						

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	009600	C	WASTELAND	0		RSF-2	0.00	0.00	2.70	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,750							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.70 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 08/06/2024 BY SYS