IN OR 2216/1933

BROSIUS HELEN L & CHAD
96330 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

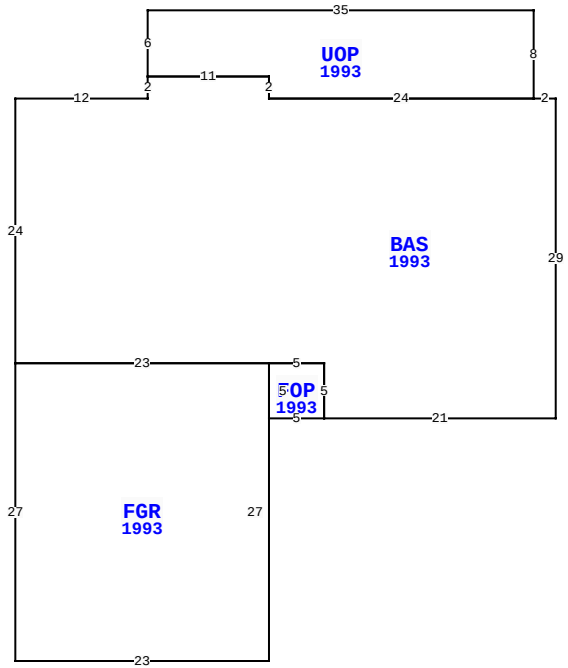
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	118,385
FGR	621	55	342	31,073
FOP	25	30	8	727
UOP	258	20	52	4,724
TOTALS	2,207		1,705	154,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	144.9000	137.66	234,710	1972	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1303 HX Base Yr 1997



96330 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,909
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		234,909
SOH/AGL Deduction		136,747
ASSESSED VALUE		98,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,162
TOTAL JUST VALUE		234,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1906455	CHNGE SRVC	0	07/01/2019
8500	REPAIR/RRF	2,520	11/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1933	8/01/2018	QC	U	I	11	100
GRANTOR: BROSIUS CHAD & LYNETT						
GRANTEE: BROSIUS HELEN L & C						
0763/1851	6/26/1996	WD	Q	I		82,000
GRANTOR: MCCLUSKY DONALD D						
GRANTEE: BROSIUS CHAD & LYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N8 W35 S6 E11 S2 E24$ W24 N2 W11 S2 W12 S24 FGR=[YR=1993] S27 E23 N27 W23 $ E23 FOP=[YR=1993] S5 E5 N5 W5 $ E5 S5 E21 N29 $.

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	000100	C	SFR	100		RMH	175.00	246.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS