PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 751/1642,
OR 945/927,OR 963/851,

BLACKROCK BAPTIST CHURCH INC
96362 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0010

BUILDING CHARACTERISTICS

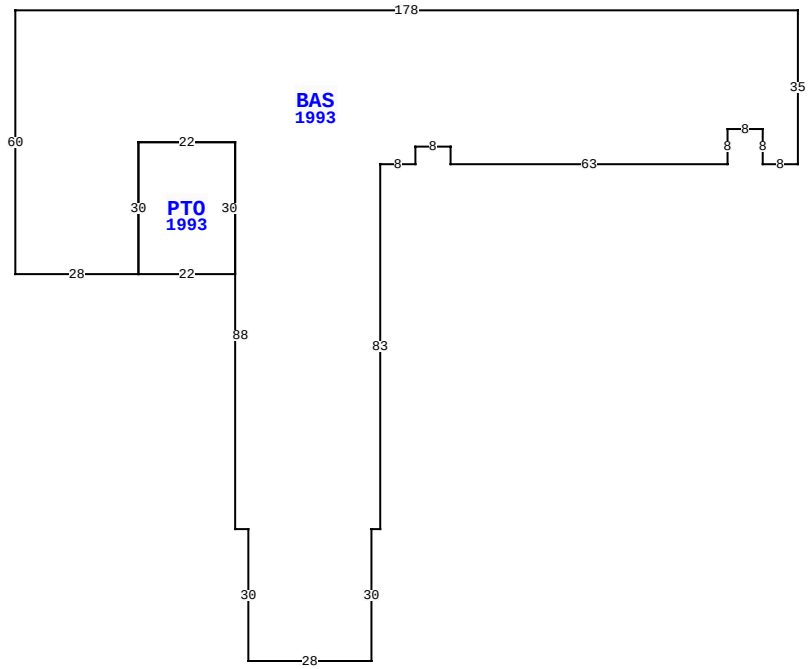
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,303	100	10,303	1,062,825
PTO	660	5	33	3,405
TOTALS	10,963		10,336	1,066,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	10,336	83.9664	131.41	1,358,254	1950	1980	0	0	0	21.50	78.50

1 CHURCH – 0% - 0 Heated Area: 10303 HX Base Yr



BLD DATE	11/16/2021	KK	LGL DATE
XF DATE	11/16/2021	KK	LAND DATE 06/20/2023 MLU
INC DATE			AG DATE

96362 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,252,188
TOTAL MARKET OB/XF VALUE		55,288
TOTAL LAND VALUE - MARKET		578,840
TOTAL MARKET VALUE		2,886,316
SOH/AGL Deduction		1,015,220
ASSESSED VALUE		1,871,096
TOTAL EXEMPTION VALUE	02	1,871,096
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,886,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,070,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005879	ROOF	5,000	05/10/2021
M11072	TANKS/BLRS	0	02/01/2006
B018251	NEW CONSTR	850,000	05/01/2001
076	ADDITION	28,500	05/01/1993
5625	ADDITION	21,879	04/10/1989
3876	ADDITION	0	02/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/0650	9/03/2002	WD	U	I	06	100

GRANTOR: BLACKROCK MISSIONARY
GRANTEE: BLACKROCK BAPTIST C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W178 S60 E28 PTO=[YR=1993] E22 N30 W22 S30$ N30 E22 S88 E3 S30 E28 N30 E2 N83 E8 N4 E8 S4 E63 N8 E8 S8 E8 N35$.

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	0	0	0	4,922.00	SF	4.00	4.00	100	1980	1980	3	32.5	6,399	
2	0803	ASPHALT C	0	0	0	0	34,595.00	SF	2.00	2.00	100	2001	2001	3	50	34,595	
3	0400	CONC CURB	0	0	0	0	167.00	LF	15.00	15.00	100	2001	2001	3	85	2,129	
4	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2001	2001	3	85	149	
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1985	1985	3	20	772	
6	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	11,132	
7	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2001	2001	3	20	112	

LAND DESCRIPTION

TOTAL OB/XF 55,288

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	007100	C	CHURCH	0		RMH	0.00	0.00	4.99	AC		1.00	1.00	1.45	80,000.00	116,000.00	578,840							

REVIEW DATE 11/16/2021 BY KK Total Acres: 4.99 Total Land Value: 578,840 Market: 0 Agricultural: 0 Common: 578,840 PRINTED 08/06/2024 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 751/1642,
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BLACKROCK BAPTIST CHURCH INC
96362 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

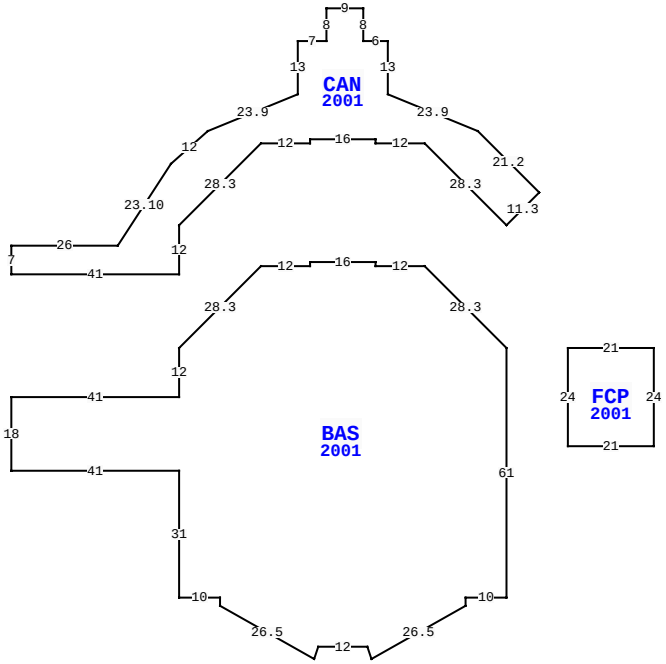
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,396	100	7,396	1,082,482
CAN	1,855	30	556	81,376
FCP	504	30	151	22,100
TOTALS	9,755		8,103	1,185,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	8,103	105.0826	164.45	1,332,538	2001	2001	0	0	0	11.00	89.00

2 CHURCH – 0% - 0 Heated Area: 7396 HX Base Yr



96362 BLACKROCK RD, YULEE

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GRANTOR: BLACKROCK MISSIONARY

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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2001] L20 U20 W12 N1 W16 S1 W12 D20 L20 S12 W41 S18 E41 S31 E10 S2 D13 R23 U3 R1 E12 D3 R1 R23 U13 N2 E10 N61$ PTR=N30 CAN=[YR=2001] U8 R8 U15 L15 U9 L22 N13 W6 N8 W9 S8 W7 S13 D9 L22 D8 L9 D20 L13 W26 S7 E41 N12 U20 R20 E12 N1 E16 S1 E12 D20 R20 $ S30$ PTR=E15 FCP=[YR=2001] E21 S24 W21 N24$ W15$.

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

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