W1/2 OF SUB LOT 4
OR 165/396

DUBBERLY WILLIAM D
PO BOX 404
YULEE, FL 32041

2024

50-3N-28-0000-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

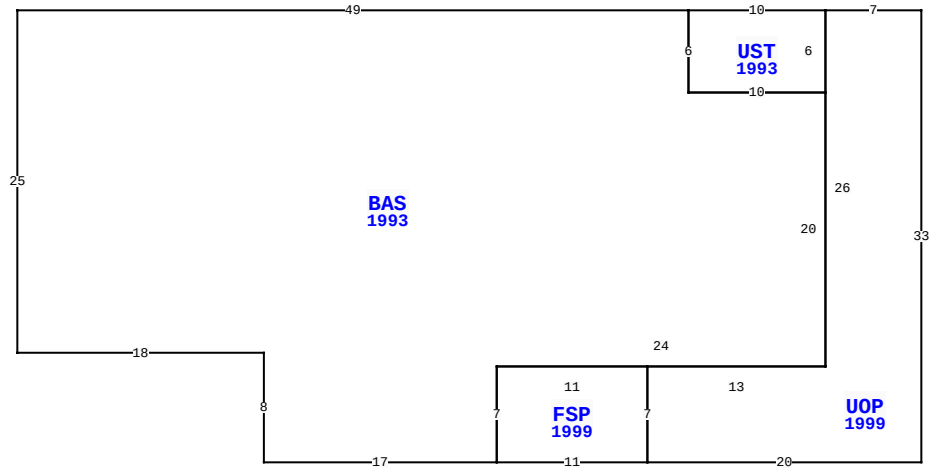
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	122,602
FSP	77	40	31	2,413
UOP	322	20	64	4,982
UST	60	45	27	2,102
TOTALS	2,034		1,697	132,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	108.0000	102.60	174,112	1959	1970	0	0	0	24.13	75.87

1 SINGLE FAM – 100% - 0 Heated Area: 1575 HX Base Yr



96418 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		132,099
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		128,000
TOTAL MARKET VALUE		261,569
SOH/AGL Deduction		172,177
ASSESSED VALUE		89,392
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		34,392
TOTAL JUST VALUE		261,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005654	REPAIR/RRF	10,262,020	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0067/0622	1/01/1966	TA	U	I		2,750

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W7 UST=[YR=1993] W10 BAS=[YR=1993] W49 S25 E18 S8 E17 FSP=[YR=1999] E11 N7 W11 S7 $ N7 E24 N20 W10 N6 $ S6 E10 N6 $ S26 W13 S7 E20 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	128,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/06/2024 BY SYS