

PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 396/650
(EX FPL ESMT OR 401/70)

PEEPLS HARTFORD W & PAMELA C
96426 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0039-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

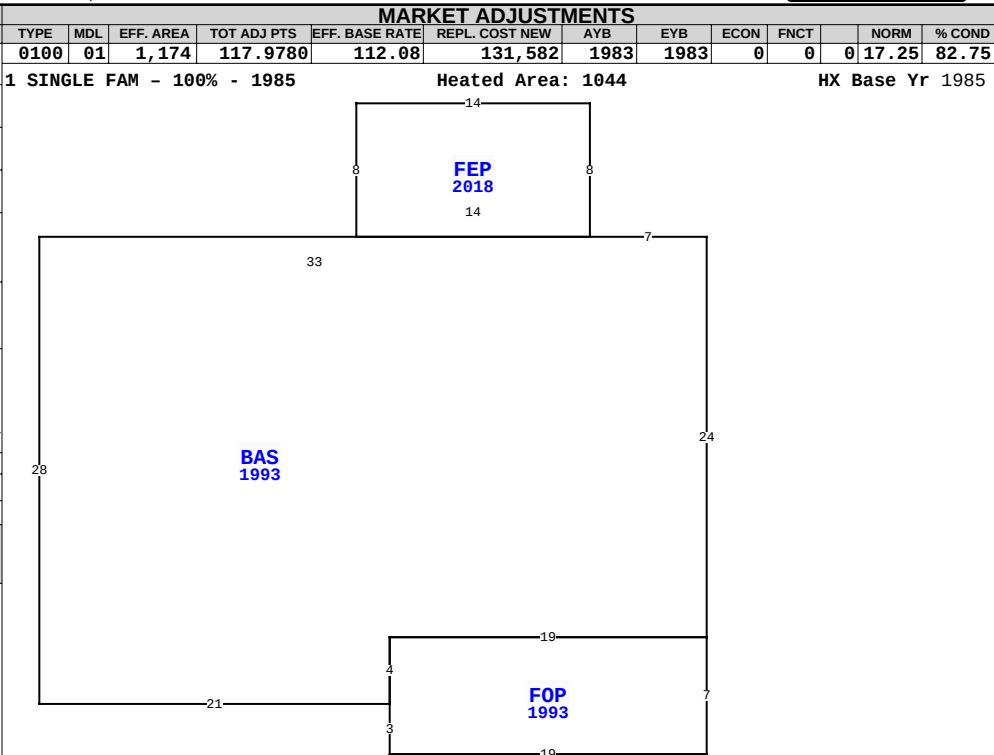
Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	96,827
FEP	112	80	90	8,347
FOP	133	30	40	3,710

TOTALS	1,289	1,174	108,884
--------	-------	-------	---------

EXTRA FEATURES	
L N	OB/XF CODE
1	0811

LAND DESCRIPTION
1 000115 C SFR ACRES 100 RSF-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000



96426 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0811	CONCRETE B	0 100	8 8	64.00	SF	5.20	5.20	100	1985	1985	3	47	156	

LAND DESCRIPTION		TOTAL OB/XF	
1 000115	C SFR ACRES 100 RSF-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000	156	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			108,884
TOTAL MARKET OB/XF VALUE			156
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			189,040
SOH/AGL Deduction			113,243
ASSESSED VALUE			75,797
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			25,797
TOTAL JUST VALUE			189,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
0396/0650	8/01/1983
GRANTOR:	
GRANTEE:	
0348/0489	11/01/1981
GRANTOR:	
GRANTEE:	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W7 FEP=[YR=2018] N8 W14 S8 E14 \$ W33 S28 E21	
FOP=[YR=1993] S3 E19 N7 W19 S4 \$ N4 E19 N24 \$.	