PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 503/814

MOTT TERRY MICHAEL & SONIA DEE
96104 DOLPHIN WAY
YULEE, FL 32097

2024

50-3N-28-0000-0039-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

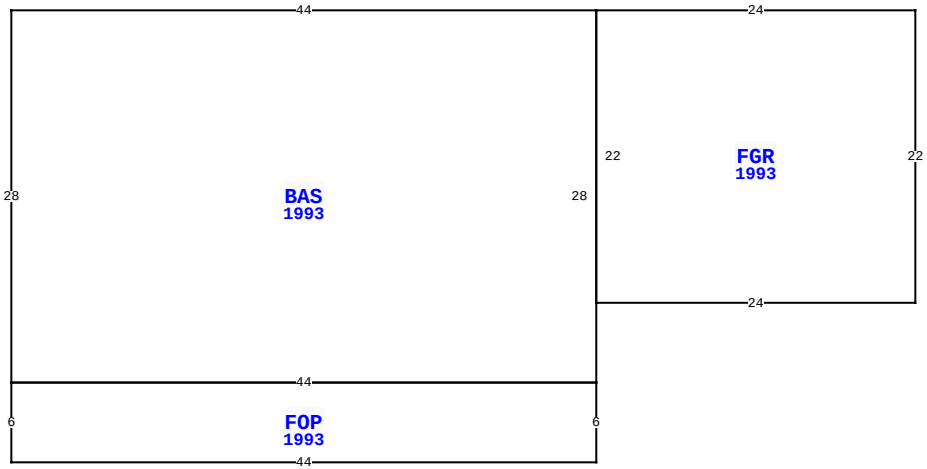
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	120,199
FGR	528	55	290	28,294
FOP	264	30	79	7,708
TOTALS	2,024		1,601	156,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	126.7860	120.45	192,840	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1232 HX Base Yr



96420 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	156,200
TOTAL MARKET OB/XF VALUE	2,770
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	238,970
SOH/AGL Deduction	36,325
ASSESSED VALUE	202,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,645
TOTAL JUST VALUE	238,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3148	N/A	5,808	01/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0503/0814	11/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						
0435/0047	10/01/1984	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W44 S28 FOP=[YR=1993] S6 E44 N6 W44$ E44 N28 $ S22 E24 N22$.

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	0825	BRICK	0	0	4	8	32.00	SF	12.50	12.50	100	1985	1985	3	81	324	
2	0810	CONCRETE A	0	0	34	16	544.00	SF	6.50	6.50	100	1991	1991	3	62	2,192	
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1991	1991	3	62	254	

LAND DESCRIPTION

TOTAL OB/XF 2,770

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	0		RSF-1	0.00	0.00	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