

PARCEL 42-2
IN OR 133 PG 532 (EX 42-6)
& OR 1191/1790

PEEPLES DANIEL W & WANDA
96494 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0042-0020



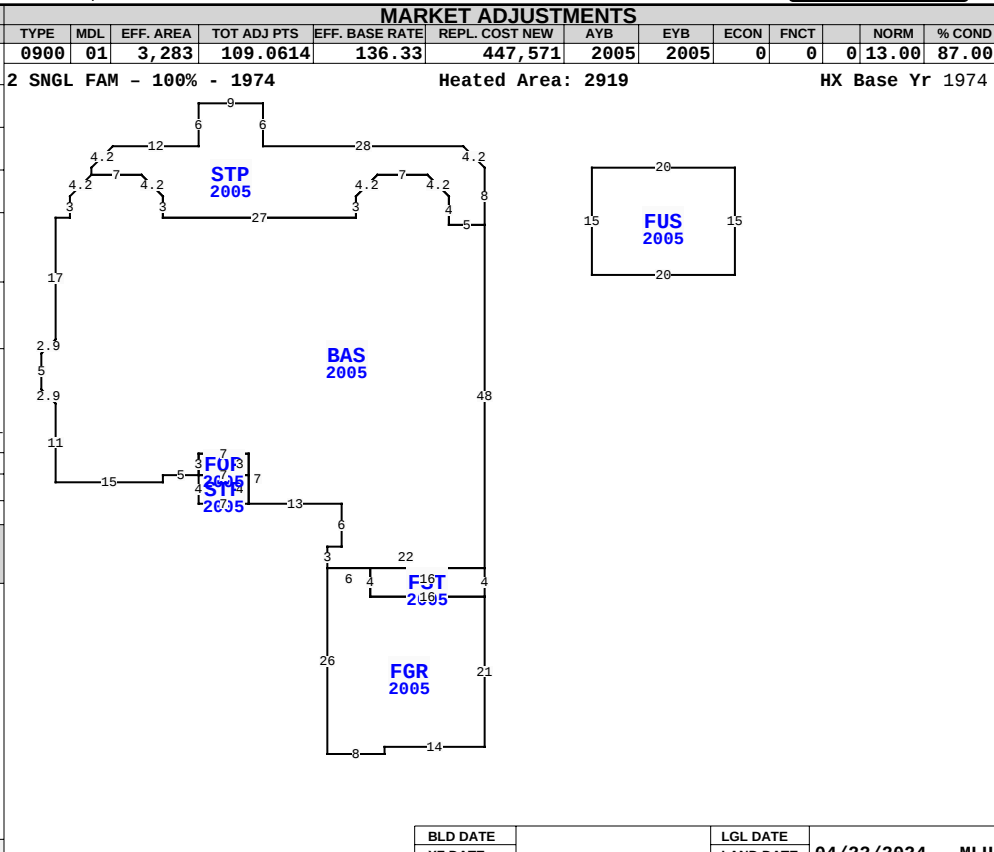
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,619	100	2,619	310,632
FGR	494	55	272	32,261
FOP	21	30	6	712
FST	64	55	35	4,152
FUS	300	100	300	35,582
STP	28	10	3	356
STP	476	10	48	5,693
TOTALS	4,002		3,283	389,387

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
4	0812	CONCRETE C	0 100	0	0	1,078.00	SF	4.00	4.00	100	2005
5	0810	CONCRETE A	0 100	0	0	175.00	SF	6.50	6.50	100	2005
6	1127	BRICK 8"	0 100	0	0	50.00	SF	11.00	11.00	100	2005
7	0920	CWALL-WD/M	0 100	0	0	130.00	LF	390.00	390.00	100	2005
8	0810	CONCRETE A	0 100	0	0	337.00	SF	8.13	8.13	100	2006
9	0825	BRICK	0 100	0	0	611.00	SF	9.38	9.38	100	2006
10	0300	BOAT DCK W	0 100	0	0	1,540.00	SF	40.00	40.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RSF-1	90.00	350.00	105.00	FF	



96494 BLACKROCK RD, YULEE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
										04/22/2024	MLU

TOTAL OB/XF											
57,133											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		389,387	
TOTAL MARKET OB/XF VALUE		57,133	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		761,520	
SOH/AGL Deduction		305,531	
ASSESSED VALUE		455,989	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		405,989	
TOTAL JUST VALUE		761,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		746,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412231	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1191/1790	12/01/2003	QC	U	V	01
GRANTOR: PEEPLES DANIEL W & WA					
GRANTEE: PEEPLES DANIEL W &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
STP=[YR=2005] U3 L3 W28 N6 W9 S6 W12 L3 D3 S1BAS=[YR=2005] D3 L3 S3 W2 S17 L2 D2 S5 D2 R2 S11 E15 N1 E5											
STP=[YR=2005] S4 E7 N4 FOP=[YR=2005] N3 W7 S3 E7 \$ W7 \$ N3 E7 S7 E13 S6 W2 S3 FGR=[YR=2005] S26 E8 N1 E14 N21											
FST=[YR=2005] N4 W16 S4 E16\$ W16 N4 W6 \$ E22 N48 W5 N4 L3 U3 W7 D3 L3 S3 W27 N3 L3 U3 W7 \$ E7 D3 R3 S3 E27 N3 R3 U3 E7 D3 R3 S4 E5 N8 \$ PTR= E15 FUS=[YR=2005] E20 S15 W20 N15\$ W15 \$.											