

PT SEC 50-3N-28E
IN OR 2628/1827
PARCELS 42-3 & 43-1

ANDREWS ROBERT WINSTON JR & JANICE ANDERSON
96510 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0042-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	10	ABOVE AVG 50	0500	01	6,787	104.1200	156.18	1,059,994	2004	2004	0	0	0	11.63	88.37	STANDARD																			
Exterior Wall	20	FACE BRICK 50	2 SFR CUST - 100% - 2024										Heated Area: 5596										HX Base Yr 2024												
Roof Structur	03	GABLE/HIP 100																																	
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 90																																	
Interior Wall	06	CUST PANEL 10																																	
Interior Floor	12	HARDWOOD 50																																	
Interior Floor	14	CARPET 50																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	5 100																																		
Bathrooms	4.5 100																																		
Frame	02	WOOD FRAME 100																																	
Stories	3. 100																																		
Units	0 100																																		
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																															
BAL	28	15	4	552																															
BAL	42	15	6	828																															
BAS	1,800	100	1,800	248,429																															
FGR	325	55	179	24,705																															
FGR	508	55	279	38,506																															
FOP	342	30	103	14,216																															
FOP	348	30	104	14,354																															
FOP	652	30	196	27,051																															
FOP	684	30	205	28,293																															
FST	20	55	11	1,518																															
TOTALS	8,878		6,787	936,717																															
EXTRA FEATURES							96510 BLACKROCK RD, YULEE																												
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	0300	BOAT DCK W	0	100	300	4	1,200.00	SF	40.00	40.00	100	2000	2000	3	28	13,440																			
2	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1988	1988	3	20	1,258																			
3	0300	BOAT DCK W	0	100	22	22	308.00	SF	40.00	40.00	100	2004	2004	3	36	4,435																			
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	82	1,886																			
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2003	2003	3	32	1,331																			
6	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	36	864																			
7	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2004	2004	3	22	1,478																			
8	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	36	864																			
9	0810	CONCRETE A	0	100	0	0	181.00	SF	6.50	6.50	100	2004	2004	3	84	988																			
10	0855	CONC PAVER	0	100	0	0	1,648.00	SF	10.00	10.00	100	2004	2004	3	84	13,843																			
LAND DESCRIPTION							TOTAL OB/XF										40,387																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000130	C	SFR WATER	100		RSF	1132.00	296.00	132.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	396,000																		

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ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																				
																													VALUATION BY										STANDARD										
																													Tax Group: 4										Tax Dist:										
																													BUILDING MARKET VALUE										936,717										
																													TOTAL MARKET OB/XF VALUE										139,294										
																													TOTAL LAND VALUE - MARKET										396,000										
																													TOTAL MARKET VALUE										1,472,011										
																													SOH/AGL Deduction										248,325										
																													ASSESSED VALUE										1,223,686										
																											HX HB		TOTAL EXEMPTION VALUE										50,000										
																													BASE TAXABLE VALUE										1,173,686										
																													TOTAL JUST VALUE										1,472,011										
																													NCON VALUE										79,113										
																													INCOME VALUE																				
																													PREVIOUS YEAR MKT VALUE										1,340,226										
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																																										