



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 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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.	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,895	126.9752	158.72	459,494	1980	2008	0	0	7.50	92.50	
1 SNGL FAM - 0% - 0												
Heated Area: 2430												
HX Base Yr												

NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	356,763
FOP	192	30	58	8,516
FOP	208	30	62	9,103
UGR	672	45	302	44,338
UST	96	45	43	6,313
TOTALS	3,598		2,895	425,032

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024
INC DATE		AG DATE	MLU
96488 BLACKROCK RD, YULEE			

EXTRA FEATURES							96488 BLACKROCK RD, YULEE				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	0812	CONCRETE C	0	0	0	0	1,458.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,895			
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1960	1960	3	20	579			
3	0866	POOL FIBER	0	0	15	32	480.00	SF	72.00	72.00	100	1981	1981	3	20	6,912			
4	0845	KOOL DECK	0	0	0	0	452.00	SF	7.25	7.25	100	1981	1981	3	35	1,147			
5	1242	WD DECK A	0	0	20	24	480.00	SF	10.00	10.00	100	1981	1981	3	20	960			
6	0910	SCRN RM L	0	0	29	56	1,624.00	SF	15.00	15.00	100	2013	2013	3	60	14,616			
7	0855	CONC PAVER	0	0	0	0	200.00	SF	10.00	10.00	100	2013	2013	3	94	1,880			
8	0300	BOAT DCK W	0	0	270	4	1,080.00	SF	40.00	40.00	100	2013	2013	3	71	30,672			
9	0681	POLE SHED	0	0	0	0	156.00	SF	15.00	15.00	100	2005	2005	3	40	936			
10	0855	CONC PAVER	0	0	0	0	990.00	SF	7.00	7.00	100	2005	2005	3	86	5,960			

LAND DESCRIPTION										TOTAL OB/XF					65,557			
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	LA VAL	
1	000130	C	SFR WATER	0		RSF	1145.00	433.00	145.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	435,000	

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 2
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												425,032
TOTAL MARKET OB/XF VALUE												66,133
TOTAL LAND VALUE - MARKET												435,000
TOTAL MARKET VALUE												926,165
SOH/AGL Deduction												71,424
ASSESSED VALUE												854,741
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												854,741
TOTAL JUST VALUE												926,165
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												925,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327579	ADDITION	34,730	08/01/2013
R002839	REPAIR/RRF	2,400	11/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q	U	V	I	RSN CD	SALE PRICE	
2307/0658	9/23/2019	WD	Q		I		02	720,000	
GRANTOR: DEMBY SANDRA B									
GRANTEE: APPEL BETHANY JACOB									
1884/0504	10/07/2013	QC	U		I		11	100	
GRANTOR: STARLING MARSHA G									
GRANTEE: DEMBY SANDRA B									

BUILDING NOTES												
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BUILDING DIMENSIONS												
UGR=[YR=1993] W24 S6 BAS=[YR=1993] W10 N3 W6 S3 W2 N12 FOP=[YR=1993] N8 W24 S8 E24 \$ W24 N6 W30 UST=[YR=1993] W16 S6 E16 N6 \$ S6 W16 S28 E16 FOP=[YR=1993] S6 E32 N6 W8 N2 W8 S2 W16 \$ E16 N2 E8 S2 E48 N16 \$ S22 E24 N28 \$.												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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