PT SEC 50-3N-28E
IN OR 2324/1388

BRENNAN KEANE JOHN CHRISTOPHER
96512 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0042-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

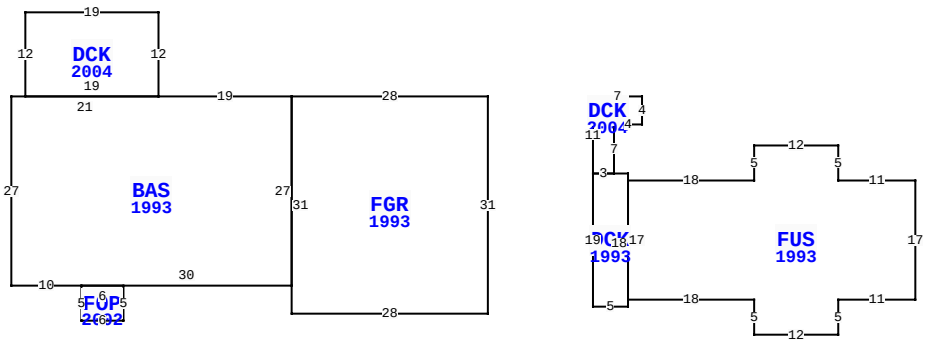
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	112,820
DCK	95	10	10	1,045
DCK	49	10	5	522
DCK	228	10	23	2,403
FGR	868	55	477	49,829
FOP	30	30	9	940
FUS	817	100	817	85,346
TOTALS	3,167		2,421	252,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	98.6076	123.26	298,412	1981	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2021 Heated Area: 1897 HX Base Yr 2021



96512 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		252,904
TOTAL MARKET OB/XF VALUE		5,432
TOTAL LAND VALUE - MARKET		42,920
TOTAL MARKET VALUE		301,256
SOH/AGL Deduction		87,037
ASSESSED VALUE		214,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,219
TOTAL JUST VALUE		301,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1388	12/10/2019	WD	Q	I	01	189,000

GRANTOR: SCARBORO JOHN P JR
GRANTEE: BRENNAN KEANE JOHN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 BAS=[YR=1993] W19 DCK=[YR=2004] N12 W19 S12 E19 $ W21 S27 E10 FOP=[YR=2002] S5 E6 N5 W6 $ E30 N27 $ S31 E28 N31 $ PTR= E15 DCK=[YR=2004] E7 S4 W4 S7 DCK=[YR=1993] E2 S1 FUS=[YR=1993] E18 N5 E12 S5 E11 S17 W11 S5 W12 N5 W18 N17 $ S18 W5 N19 E3 $ W3 N11 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2002	2002	3	82	3,002	
2	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	2002	2002	3	82	2,430	

LAND DESCRIPTION

TOTAL OB/XF 5,432

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	100		RSF-1	0.00	0.00	0.37	AC		1.00	1.00	1.45	80,000.00	116,000.00	42,920							

REVIEW DATE 01/14/2020 BY KW Total Acres: 0.37 Total Land Value: 42,920 Market: 0 Agricultural: 0 Common: 42,920 PRINTED 08/06/2024 BY SYS