

METTENDORF ERIC E & ELIZABETH J
96276 BLACKROCK HAMMOCK DR
YULEE, FL 32097

50-3N-28-016B-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 01 3,118 98.1180 147.18 458,907 2006 2006 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2021 Heated Area: 2568 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 442,255									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 71,394									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 115,000									
Interior Floo 13 LVT/LAMNT 50																				TOTAL MARKET VALUE 628,649									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 155,947									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 472,702									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3 100																				BASE TAXABLE VALUE 422,702									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 628,649									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 612,361									
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1530019 CO ISSUED 0 05/12/2015									
MAP NUM MKT AREA 04																				B1530274 SCRNRROOM 24,921 04/01/2015									
NEIGHBORHOOD/LOC 4028.00																				B1530009 SWIM POOL 32,200 02/01/2015									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B1530019 GARAGE 34,320 02/01/2015									
BAS 1,486 100 1,486 200,119																				E15277 ELEC OTHER 2,000 07/01/2005									
FGR 824 55 453 61,006																				M0509931 H/AC 0 06/01/2005									
FOP 55 30 16 2,155																													
FOP 247 30 74 9,965																													
FUS 1,082 100 1,082 145,713																													
STR 70 10 7 942																													
TOTALS 3,764 3,118 419,900																													
EXTRA FEATURES										96276 BLACKROCK HAMMOCK DR, 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										BLD DATE 04/04/2023 NW LGL DATE																			
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 90 3,150																													
2 0812 CONCRETE C 0 100 0 0 4,618.00 SF 4.00 4.00 100 2006 2006 3 87 16,071																													
3 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2015 2015 3 78 29,835																													
4 0911 SCRNR RM A 0 100 0 0 1,200.00 SF 17.50 17.50 100 2015 2015 3 70 14,700																													
5 0855 CONC PAVER 0 100 0 0 750.00 SF 10.00 10.00 100 2015 2015 3 95 7,125																													
6 0855 CONC PAVER 0 100 0 0 54.00 SF 10.00 10.00 100 2015 2015 3 95 513																													
LAND DESCRIPTION										TOTAL OB/XF 71,394																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 115,000.00 115,000.00 115,000																													
REVIEW DATE 07/16/2020 BY KWA										Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000										PRINTED 08/06/2024 BY SYS									

METTENDORF ERIC E & ELIZABETH J
96276 BLACKROCK HAMMOCK DR
YULEE, FL 32097

50-3N-28-016B-0001-0000

[illegible]