LOT 2
IN OR 2253/1306
BLACKROCK HAMMOCK PB 6/286

DEL CIELO CAROLYN/OLIVERA FELIX RIGOBERTO
96240 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2024

50-3N-28-016B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

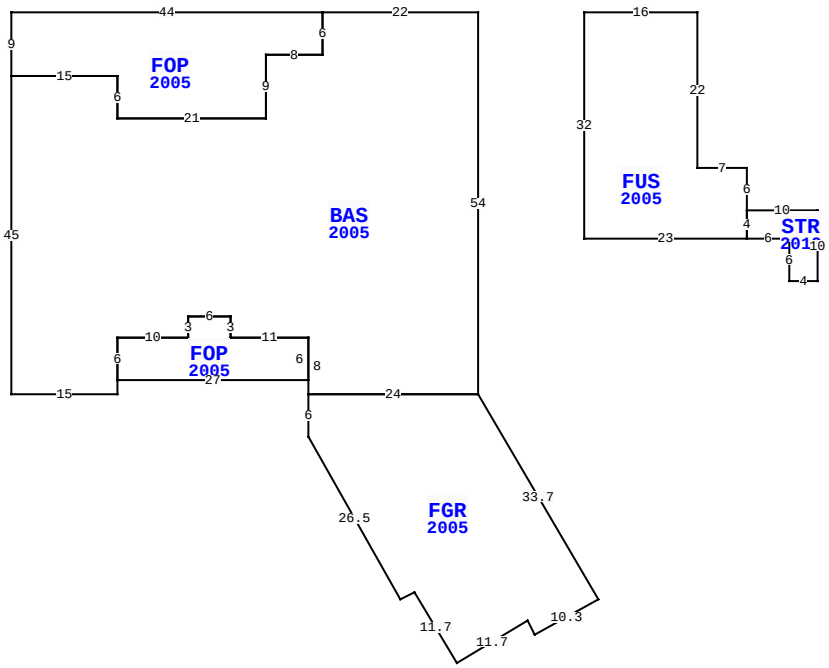
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100	2,832	375,464
FGR	903	55	497	65,892
FOP	180	30	54	7,160
FOP	498	30	149	19,754
FUS	582	100	582	77,161
STR	64	10	6	796
TOTALS	5,059		4,120	546,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,120	98.2080	147.31	606,917	2005	2005	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2020 Heated Area: 3414 HX Base Yr 2020



96240 BLACKROCK HAMMOCK DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,225
TOTAL MARKET OB/XF VALUE		87,799
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		749,024
SOH/AGL Deduction		231,298
ASSESSED VALUE		517,726
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		467,726
TOTAL JUST VALUE		749,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902119	REMODEL	2,500	03/01/2019
M1801567	H/AC	0	02/01/2018
B0516664	SWIM POOL	20,000	10/31/2006
M0509914	H/AC	0	06/01/2005
E0515143	ELEC OTHER	2,000	06/01/2005
P09366	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1306	2/01/2019	WD	Q	I	01	510,000
GRANTOR: KOCH FLORIAN JR & ELI						
GRANTEE: DEL CIELO CAROLYN &						
1965/1289	2/13/2015	QC	U	I	11	100
GRANTOR: KOCH FLORIAN JR & ROS						
GRANTEE: KOCH FLORIAN JR & E						

BUILDING NOTES

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	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2005	2005	3	40	8,976	
2	0476	VF 6 SBPL	0	100	0	0	440.00	LF	32.00	32.00	100	2005	2005	3	66	9,293	
3	0855	CONC PAVER	0	100	0	0	1,413.00	SF	10.00	10.00	100	2019	2019	3	98	13,847	
4	0855	CONC PAVER	0	100	0	0	3,540.00	SF	10.00	10.00	100	2005	2005	3	86	30,444	
5	0911	SCRN RM A	0	100	43	39	1,677.00	SF	17.50	17.50	100	2019	2019	3	86	25,239	

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W44 S9 E15 S6 E21 N9 E8 N6$ S6 W8 S9 W21 N6 W15 S45 E15 N2 FOP=[YR=2005] E27 N6 W11 N3 W6 S3 W10 S6$ N6 E10 N3 E6 S3 E11 S8 FGR=[YR=2005] S6 D23 R13 U1 R2 R6 D10 R10 U6 R1 D2 U5 R9 U29 L17 W24$ E24 N54$ PTR=E15 FUS=[YR=2005] E16 S22 E7 S6 STR=[YR=2019] E10 S10 W4 N6 W6 N4$ S4 W23 N32$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 87,799

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	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 10/16/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS