

LOT 8 (EX S-1)
IN OR 2146/21
BLACKROCK HAMMOCK PB 6/286

ALDRED RUSSELL J & KELLY A
96014 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2024

50-3N-28-016B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	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	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	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	518	100	518	63,340
BAS	2,735	100	2,735	334,427
FGR	790	55	434	53,068
FOP	70	30	21	2,568
FOP	312	30	94	11,494
FOP	372	30	112	13,695
FUS	992	100	992	121,299
PTO	80	5	4	489
TOTALS	5,869		4,910	600,380

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,339.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	0	0	325.00	SF	17.50	17.50	
4	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	
5	1127	BRICK 8"	0	100	0	0	484.00	SF	11.00	11.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,910	87.0750	130.61	641,295	2007	2010	0	0	6.38	93.62
1 SFR CUST - 100% - 2018											
Heated Area: 4245											
HX Base Yr 2018											

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE	10/11/2007	RK	LAND DATE	
INC DATE			AG DATE	
96014 BLACKROCK HAMMOCK DR, YULEE				

TOTAL OB/XF											
41,376											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		600,380	
TOTAL MARKET OB/XF VALUE		41,376	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		756,756	
SOH/AGL Deduction		219,110	
ASSESSED VALUE		537,646	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		487,646	
TOTAL JUST VALUE		756,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		732,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008695	REPAIR/RRF	51,000	10/01/2020
E1906754	SOLAR PANELS	67,730	08/07/2019
M12716	MECH OTHER	0	02/01/2007
B16914	SWIM POOL	25,000	01/01/2006
E16113	ELEC OTHER	2,000	11/01/2005
M10694	MECH OTHER	0	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/0021	9/18/2017	WD	Q	I	02	525,000
GRANTOR: GRAY JOSEPH F & MELIS						
GRANTEE: ALDRED RUSSELL J &						
1659/1300	1/15/2010	WD	Q	I	01	465,000
GRANTOR: KONDRA JANE						
GRANTEE: GRAY JOSEPH F & MEL						

BUILDING NOTES											
BAS=[YR=2007;ORIG=-28,0] N30 W2 W50 N5 W4 N2 W7 S2 W4 S25 E32 E8 D4R5 D2L3 D2L2 S7 D8R7 D4L4 D4L3 S12 E7 S7 E4 S2 E10 N2 E4 N6 E7 N14 W5 N20 \$											
FUS=[YR=2007;ORIG=35,0] E17 N9 E14 S17 E23 S22 W2 S7 W10 N7 W2 N16 W40 N14 \$											
FGR=[YR=2007;ORIG=0,0] W28 S20 E5 S10 E5 S2 E10 N2 E6 N10 E2 N20 \$											
BAS=[YR=2007;ORIG=-63,18] U3L3 W29 S12 E2 S4 E6 S2 E9 N2 E15 N13 \$											
FOP=[YR=2007;ORIG=-63,-10] S28 S9 E8 N6 U8R7 U8L7 N7 U4R5 U4L5 W8 \$											
FOP=[YR=2007;ORIG=-87,33] S6 E39 N6 W7 N6 W8 S4 W15 S2 W9 \$											