



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	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	2,988	100	2,988	411,024
FGR	1,063	55	585	80,472
FOP	180	30	54	7,428
FOP	561	30	168	23,109
FST	54	55	30	4,126
FST	78	55	43	5,915
FUS	1,730	100	1,730	237,976
STR	52	10	5	687
TOTALS	6,706		5,603	770,739

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0830	FLAGSTONE	0	100	0	0		595.00	SF 12.00
2	0845	KOOL DECK	0	100	0	0		742.00	SF 7.25
3	0861	POOL GUNIT	0	100	0	0		459.00	SF 85.00
4	0812	CONCRETE C	0	100	0	0		4,007.00	SF 4.00
5	0911	SCRN RM A	0	100	0	0		1,225.00	SF 17.50
6	1126	CB/STC 8"	0	100	0	0		88.00	SF 8.00
7	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00
8	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
9	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,603	100.7190	151.08	846,501	2006	2006	0	0	8.95	91.05
1 SFR CUST - 100% - 2023											
Heated Area: 4718											
HX Base Yr											

96030 BLACKROCK HAMMOCK DR, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
595.00	SF	12.00	12.00	100	2006	2006	3	87	6,212				
742.00	SF	7.25	7.25	100	2006	2006	3	87	4,680				
459.00	SF	85.00	85.00	100	2006	2006	3	44	17,167				
4,007.00	SF	4.00	4.00	100	2006	2006	3	87	13,944				
1,225.00	SF	17.50	17.50	100	2006	2006	3	27	5,788				
88.00	SF	8.00	8.00	100	2006	2006	3	87	612				
1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270				
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150				
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	27	540				

TOTAL OB/XF									
52,363									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
770,739									
TOTAL MARKET OB/XF VALUE									
52,363									
TOTAL LAND VALUE - MARKET									
115,000									
TOTAL MARKET VALUE									
938,102									
SOH/AGL Deduction									
4,072									
ASSESSED VALUE									
934,030									
TOTAL EXEMPTION VALUE									
13									
934,030									
BASE TAXABLE VALUE									
0									
TOTAL JUST VALUE									
938,102									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
906,825									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1622470	H/AC	0	03/24/2016
E17048	ELEC OTHER	2,000	04/01/2006
B16913	SWIM POOL	25,000	01/01/2006
M10738	MECH OTHER	0	12/01/2005
E16111	ELEC OTHER	2,000	11/01/2005
P09809	OTHER	0	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2552/0709	3/28/2022	WD	Q	I	02	1,100,000	
GRANTOR: HELBURN MARILYN SUE							
GRANTEE: KUSNERAK MICHAEL &							
1319/0404	5/23/2005	WD	Q	V		110,000	
GRANTOR: COPPERFIELDS USA INC							
GRANTEE: HELBURN JOHN S & MA							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2006] W44 BAS=[YR=2006] W22 S38 FGR=[YR=2006] W31 S35 E8 S2 E15 N2 E8 N14 W4 N13 E4 N8 \$ S8 W4 S13 E4 N1 E11 S1 E13 N6 FOP=[YR=2006] E27 N6 W11 N3 W6 S3 W10 S6 \$ N6 E10 N3 E6 S3 E11 S9 E15 N47 W12 D3 L3 S5 W21 N9 W8 N8 \$ S8 E8 S9 E21 N5 U3 R3 E12 N9\$ PTR=E100 FUS=[YR=2006] S15 FST=[YR=2006] E6 S9 W6 N9\$ S19 W35 S5 E3 STR=[YR=2006] E5 N4 E4 S8 W9 N4\$ S4 W6 S12 W4 N9 W9 S4 W2 S25 W16 N20 W8 N8 E8 N8 E31 N9 FST=[YR=2006] W2 N13 E6 S13 W4\$ E4 N15 E18 N15 E16 \$ W100\$.									