

LOT 46
ESMT IN OR 1224/1532, OR 2533-17
BLACKROCK HAMMOCK PB 6/286

CAMERON REBECCA C
96411 BLACKROCK ROAD
YULEE, FL 32097

2024

50-3N-28-016B-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,634	100	2,634	299,568
FGR	720	55	396	45,037
FOP	68	30	20	2,274
FOP	480	30	144	16,378
FUS	1,144	100	1,144	130,109

TOTALS 5,046 4,338 493,366

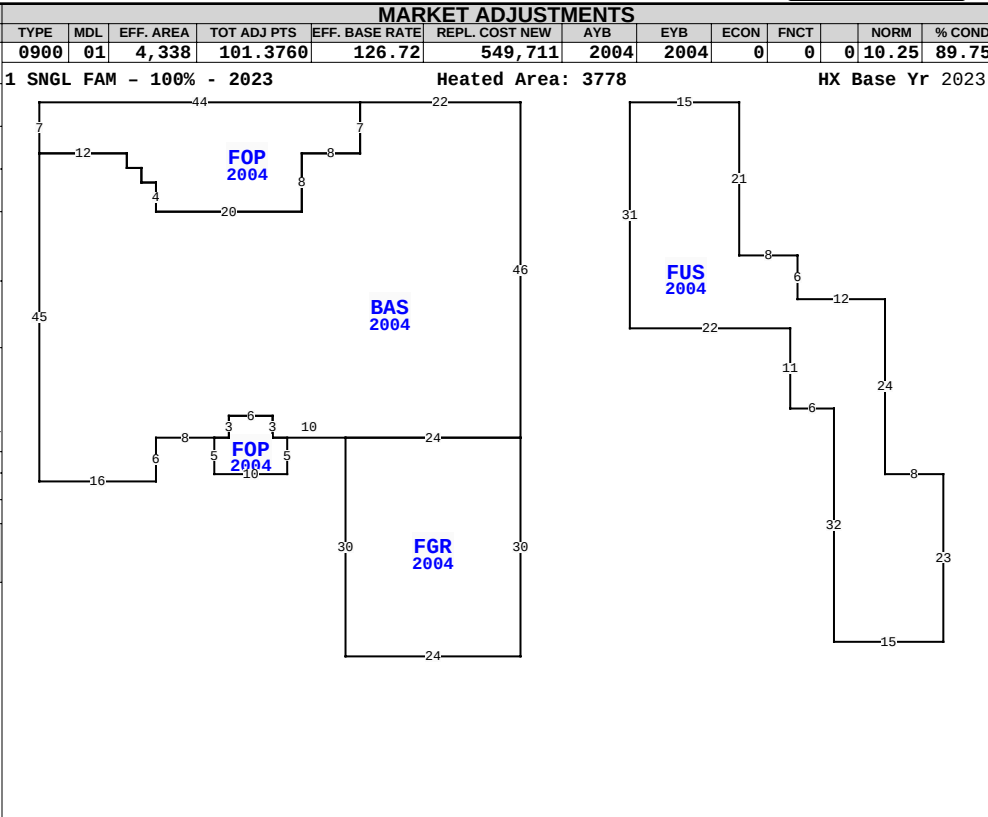
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0 100	0	0	1,857.00	SF	4.00	4.00	100	2004	2004	3	84	6,240	
3	1126	CB/STC 8"	0 100	21	4	84.00	SF	8.00	8.00	100	2004	2004	3	84	564	
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	44	16,830	
5	0911	SCRN RM A	0 100	45	26	1,170.00	SF	17.50	17.50	100	2006	2006	3	27	5,528	
6	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	10.00	100	2006	2006	3	87	7,134	
7	0350	CARPORT WD	0 100	23	24	552.00	SF	13.00	13.00	100	2011	2011	3	50	3,588	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.80	115,000.00	92,000.00	92,000							

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF 42,964

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1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	115,000.00	92,000.00	92,000							

Market: 0 Agricultural: 0 Common: 92,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		493,366
TOTAL MARKET OB/XF VALUE		42,964
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		628,330
SOH/AGL Deduction		0
ASSESSED VALUE		628,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		578,330
TOTAL JUST VALUE		628,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26427	REMODEL	6,300	09/03/2012
B1023319	CARPORT	10,907	02/23/2010
B17970	ADDITION	9,900	05/01/2006
B17669	SWIM POOL	37,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1488	1/07/2022	WD	Q	I	01	700,000
GRANTOR:WELLIVER DAWN C						
GRANTEE: CAMERON REBECCA C						
1243/1427	7/07/2004	WD	Q	I		400,000
GRANTOR: LAVARIAS RUBEN						
GRANTEE:WELLIVER MARK D & D						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2004] W22 FOP=[YR=2004] W44 S7 E12 S2 E2 S2 E2 S4 E20 N8 E8 N7 \$ S7 W8 S8 W20 N4 W2 N2 W2 N2 W12 S45 E16 N6 E8 FOP=[YR=2004] S5 E10 N5 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E10 FGR=[YR=2004] S30 E24 N30 W24 \$ E24 N46 \$ PTR= E15 FUS=[YR=2004] E15 S21 E8 S6 E12 S24 E8 S23 W15 N32 W6 N11 W22 N31 \$ W15 \$.