



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100	2,442	301,648
FGR	496	55	273	33,722
FOP	32	30	10	1,235
FOP	305	30	92	11,364

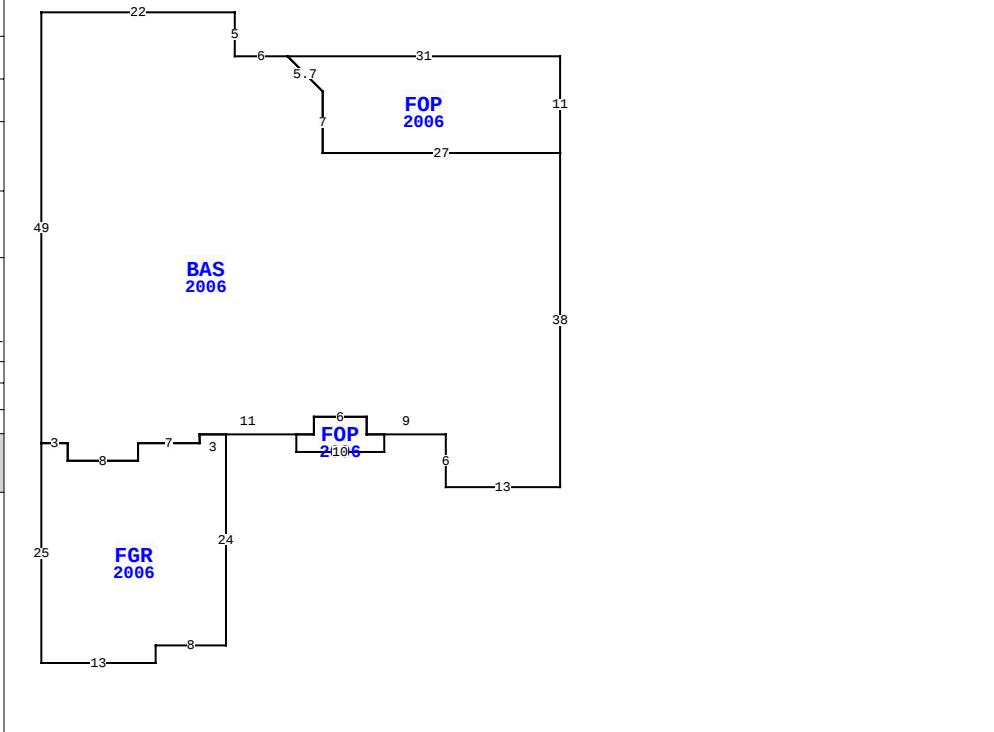
TOTALS	3,275		2,817	347,970
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,225.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00
3	0911	SCRN RM A	0	100	0	0	1,160.00	SF	17.50
4	0845	KOOL DECK	0	100	0	0	616.00	SF	7.25

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,817	108.0000	135.00	380,295	2006	2006	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008 Heated Area: 2442 HX Base Yr 2008												



96427 BLACKROCK RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0812	CONCRETE C	0	100	0	0	2,225.00	SF	4.00	4.00	100	2006	2006	3	87	7,743	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2008	2008	3	52	24,045	
3	0911	SCRN RM A	0	100	0	0	1,160.00	SF	17.50	17.50	100	2008	2008	3	35	7,105	
4	0845	KOOL DECK	0	100	0	0	616.00	SF	7.25	7.25	100	2008	2008	3	89	3,975	

LAND DESCRIPTION										TOTAL OB/XF 42,868							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 92,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				347,970	
TOTAL MARKET OB/XF VALUE				42,868	
TOTAL LAND VALUE - MARKET				92,000	
TOTAL MARKET VALUE				482,838	
SOH/AGL Deduction				254,742	
ASSESSED VALUE				228,096	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				178,096	
TOTAL JUST VALUE				482,838	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				470,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20945	SWIM POOL	28,500	01/01/2008
B21027	SCRN ENCL	9,800	01/01/2008
E17748	ELEC OTHER	3,250	07/01/2006
C17668	CO ISSUED	0	05/01/2006
M11551	MECH OTHER	0	05/01/2006
P11052	OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/0473	4/02/2008	WD	U	I	07	100
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: KEISLING DAVID E &						
1547/0188	1/18/2008	WD	U	I	07	100
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: KEISLING DAVID E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W31 BAS=[YR=2006] W6 N5 W22 S49 FGR=[YR=2006] S25 E13 N2 E8 N24 W3 S1 W7 S2 W8 N2 W3\$ E3 S2 E8 N2 E7 N1 E11 FOP=[YR=2006] S2 E10 N2 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E9 S6 E13 N38 W27 N7 L4 U4 \$ R4 D4 S7 E27 N11\$.									