PT OF PARCEL 1
IN OR 962/648
(EX 1-31A & 1-32A)

SAULS ROLEN E & KELLENE H
96568 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-5280-0001-029A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

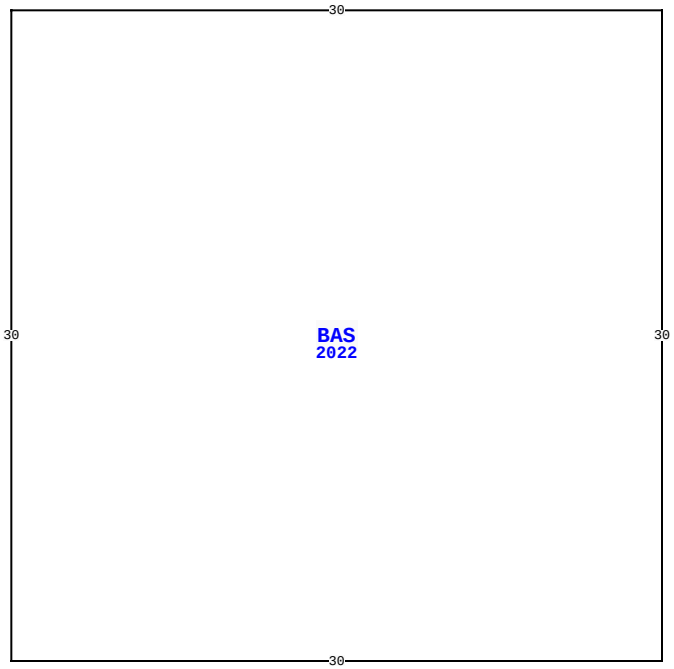
Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	21,571
TOTALS	900		900	21,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	69.1740	24.21	21,789	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2010 Heated Area: 900 HX Base Yr



BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,571
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	88,800
TOTAL MARKET VALUE	110,371
SOH/AGL Deduction	54,017
ASSESSED VALUE	56,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,354
TOTAL JUST VALUE	110,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0962/0648	12/06/2000	WD	U	V		81,800

GRANTOR: MCRAE WILLIAM M III

GRANTEE: SAULS ROLEN E & KEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 09/13/2022 BY DJ Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS