

BLK 214 S 6FT OF TRACT B OF
LOT 3 & N 44FT OF TRACT A OF
LOT 4

GBMLJM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0214-03B2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	66,750
FOP	24	30	2008	7	642
UOP	35	20	1993	7	642
TOTALS	787			742	68,034

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	38	8			304.00	SF	6.50
2	0810	CONCRETE A	0	0	6	3			18.00	SF	6.50

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	RES	0	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	742	113.9050	113.90	84,514	1954	1985	0	0	0	19.50
1 SINGLE FAM - 0% - 0											
Heated Area: 728											
HX Base Yr											
704 S 11TH ST, FERNANDINA BEACH											

BLD DATE	04/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		68,034	
TOTAL MARKET OB/XF VALUE		628	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		203,662	
SOH/AGL Deduction		13,714	
ASSESSED VALUE		189,948	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		189,948	
TOTAL JUST VALUE		203,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032870	REMODEL	1,000	04/08/2003
2333	CHNGE SRVC	400	01/31/1989
5171	REPAIR/RRF	5,000	01/13/1989
4230	REPAIR/RRF	2,000	03/24/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/1954	9/09/2021	WD U	I	11		100	
GRANTOR: MITCHELL GLYNN B & LO							
GRANTEE: GBMLJM LLC							
1960/0832	1/29/2015	WD U	I	37		30,000	
GRANTOR: MURRAY LEONARD W JR E							
GRANTEE: MITCHELL GLYNN B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 FOP=[YR=2008] N4 W6 S4 E6 \$ W22 S26 E13											
UOP=[YR=1993] S5 E7 N5 W7 \$ E15 N26 \$.											