PT OF LOT 1
IN OR 2448/791
EX 2-15

BURKETT RICHARD C
96106 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

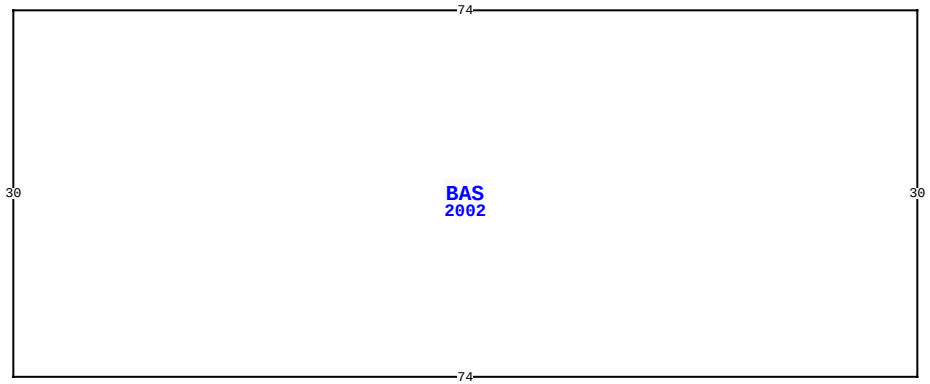
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2002	2,220	187,238
TOTALS	2,220			2,220	187,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,220	105.0000	94.50	209,790	2002	2002	0	0	0	10.75	89.25

1 SFR MODULR – 0% - 0 Heated Area: 2220 HX Base Yr



BLD DATE		LGL DATE			
XF DATE		LAND DATE	04/11/2025	MLU	
INC DATE		AG DATE			

96106 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,238
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	152,150
TOTAL MARKET VALUE	339,388
SOH/AGL Deduction	4,275
ASSESSED VALUE	335,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,113
TOTAL JUST VALUE	339,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209737	NEW CONSTR	70,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0791	4/01/2021	FJ	U	I	11	0
GRANTOR: BURKETT RICHARD L EST						
GRANTEE: BURKETT RICHARD C						
1373/0536	12/12/2005	QC	Q	I	06	100
GRANTOR: WALTERS LOLA F						
GRANTEE: BURKETT RICHARD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W74 S30 E74 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	RES	0		RSF-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	85,000.00	85,000.00	152,150							

REVIEW DATE 11/21/2022 BY DJX Total Acres: 1.79 Total Land Value: 152,150 Market: 0 Agricultural: 0 Common: 152,150 PRINTED 07/30/2025 BY SYS