IN OR 2691/1633

FREEMAN JOHN B & BERNICE C
96114 RAMBLING OAKS TRL
YULEE, FL 32097

2025

24-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

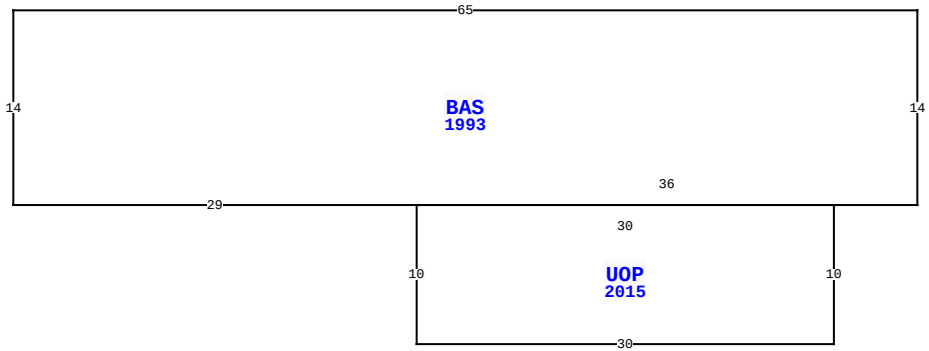
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	22,714
UOP	300	25	2015	75	1,872
TOTALS	1,210			985	24,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	985	104.0000	83.20	81,952	1983	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 910 HX Base Yr



96142 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,586
TOTAL MARKET OB/XF VALUE	4,240
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	113,826
SOH/AGL Deduction	0
ASSESSED VALUE	113,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,826
TOTAL JUST VALUE	113,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000180	DEMO 1987 M/H ANB	6,000	01/05/2024
7353	REPAIR/RRF	3,969	06/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1633	1/30/2024	WD	Q	I	01	150,000
GRANTOR: CARROLL OLLIE & RACHE						
GRANTEE: FREEMAN JOHN B & BE						
2586/1352	8/20/2022	SW	U	I	11	100
GRANTOR: HUGHES PATRICIA A						
GRANTEE: CARROLL OLLIE & RAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E29 UOP=[YR=2015] S10 E30 N10 W30$ E36 N14$.

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
1	0810	CONCRETE A	0	0	4	18	72.00	SF	6.50	6.50	100	1970	1970	3	20	94	
2	0510	GARAGE WD-	0	0	34	26	884.00	SF	23.45	23.45	100	1970	1970	3	20	4,146	

LAND DESCRIPTION

TOTAL OB/XF 4,240

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-	1210.00	210.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/10/2025 BY TW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS