

PT OF SEC 34-2N-28E
BEING THE NORTH HALF OF
OR 2678/73

SHIRLEY JANELL H/SHIRLEY PAUL W ET AL
96100 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0002-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
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			
Quality		02	Quality Level 02		
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	2,530	100	2024	2,530	402,118
FGR	710	55	2024	390	61,987
FOP	52	30	2024	16	2,543
FOP	240	30	2024	72	11,444
PTO	200	5	2024	10	1,589

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,018	100.5974	158.94	479,681	2023	2023	0	0	0.00	100.00

1 SFR CUST - 100% - 2024

Heated Area: 2530

HX Base Yr 2024

PTO 2024

FOP 2024

BAS 2024

FGR 2024

FOP 2024

BLD DATE		LGL DATE	
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