IN OR 2348/839

GRIFFIN DAVE & TORY
96092 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

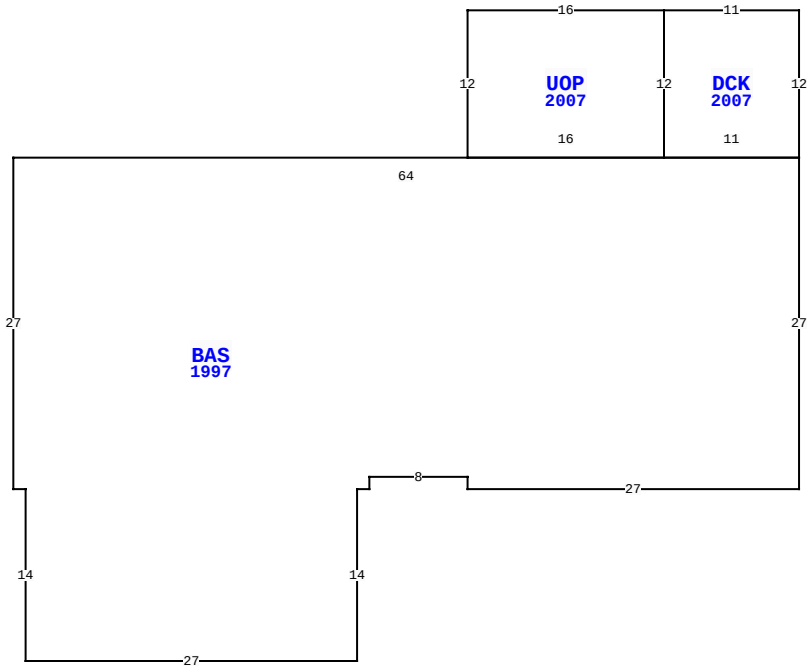
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	1997	2,098	188,932
DCK	132	10	2007	13	1,171
UOP	192	20	2007	38	3,422
TOTALS	2,422			2,149	193,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,149	112.1120	100.90	216,834	1997	2002	0	0	0	10.75	89.25

1 SFR MODULR – 100% - 2018 Heated Area: 2098 HX Base Yr 2018



96092 BLACKROCK RD, YULEE

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,524
TOTAL MARKET OB/XF VALUE	2,845
TOTAL LAND VALUE - MARKET	98,600
TOTAL MARKET VALUE	294,969
SOH/AGL Deduction	119,646
ASSESSED VALUE	175,323
TOTAL EXEMPTION VALUE	VX HX HB 55,722
BASE TAXABLE VALUE	119,601
TOTAL JUST VALUE	294,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1912748	REPAIR/RRF	7,500	12/16/2019
973732	NEW CONSTR	75,450	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0839	11/20/2019	QC	U	I	11	100
GRANTOR: GRIFFIN DAVE & TORY E						
GRANTEE: GRIFFIN DAVE & TORY						
2079/1155	10/25/2016	WD	U	I	30	190,000
GRANTOR: GRIFFIN KATHLEEN A &						
GRANTEE: GRIFFIN DAVE & TORY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] N12 W11 UOP=[YR=2007] W16 S12 E16 N12$ S12 E11$
BAS=[YR=1997] W64 S27 E1 S14 E27 N14E1 N1 E8 S1 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,845

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	100		RSF-1	0.00	0.00	1.16	AC		1.00	1.00	1.00	85,000.00	85,000.00	98,600							

REVIEW DATE 10/24/2019 BY KWA Total Acres: 1.16 Total Land Value: 98,600 Market: 0 Agricultural: 0 Common: 98,600 PRINTED 07/30/2025 BY SYS