IN OR 2077/1996

NOVY RICHARD T & MEGAN K
96060 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

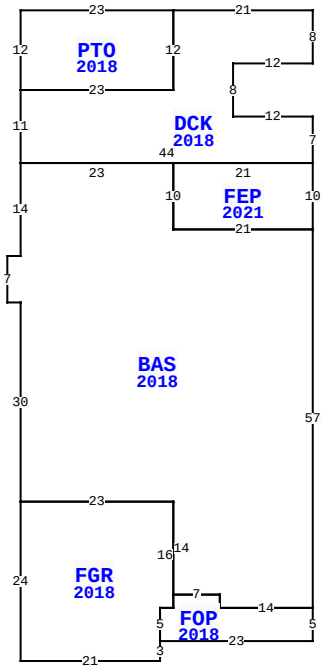
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2018	2,370	356,789
DCK	640	10	2018	64	9,635
FEP	210	80	2021	168	25,292
FGR	536	55	2018	295	44,410
FOP	129	30	2018	39	5,871
PTO	276	5	2018	14	2,108
TOTALS	4,161			2,950	444,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,950	98.2300	155.20	457,840	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 2370 HX Base Yr 2019



96060 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/08/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,007
TOTAL MARKET OB/XF VALUE		68,049
TOTAL LAND VALUE - MARKET		857,250
TOTAL MARKET VALUE		1,428,306
SOH/AGL Deduction		883,044
ASSESSED VALUE		545,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,540
TOTAL JUST VALUE		1,428,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,405,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011183	24X35 STRG	24,000	09/01/2023
E2107515	SOLAR PANELS	11,059	06/09/2021
B2103556	SWIM POOL	30,000	03/24/2021
B1805975	REMODEL	25,466	06/12/2018
B1801366	GARAGE	38,572	02/01/2018
C1703871	CO ISSUED	0	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1996	10/17/2016	WD	Q	V	01	175,000
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: NOVY RICHARD T & ME						
0281/0321	12/01/1978	WD	Q	V		25,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W21 PTO=[YR=2018] W23 S12 E23 N12$ S12 W23 S11 BAS=[YR=2018] S14 W2 S7 E2 S30 FGR=[YR=2018] S24 E21 N3 FOP=[YR=2018] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W23$ E23 S14 E7 S2 E14 N57 FEP=[YR=2021] N10 W21 S10 E21$ W21 N10 W23$ E44 N7 W12 N8 E12N8$.

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	100	0	0	710.00	SF	6.50	6.50	100	2018	2018	3	97	4,477	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2018	2018	3	97	328	
3	0810	CONCRETE A	0	100	35	21	735.00	SF	6.50	6.50	100	2018	2018	3	97	4,634	
4	0855	CONC PAVER	0	100	59	27	1,593.00	SF	10.00	10.00	100	2021	2021	3	99	15,771	
5	0820	WOOD WALK	0	100	42	4	168.00	SF	17.63	17.63	100	2021	2021	3	74	2,191	
6	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2021	2021	3	93	26,561	
7	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2021	2021	3	99	7,484	
8	0855	CONC PAVER	0	100	0	0	667.00	SF	10.00	10.00	100	2021	2021	3	99	6,603	

LAND DESCRIPTION

TOTAL OB/XF 68,049

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	12.70	AC		1.00	1.00	0.50	135,000.00	67,500.00	857,250							

REVIEW DATE 11/08/2023 BY DJ Total Acres: 12.70 Total Land Value: 857,250 Market: 0 Agricultural: 0 Common: 857,250 PRINTED 07/30/2025 BY SYS

IN OR 2077/1996

NOVY RICHARD T & MEGAN K
96060 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

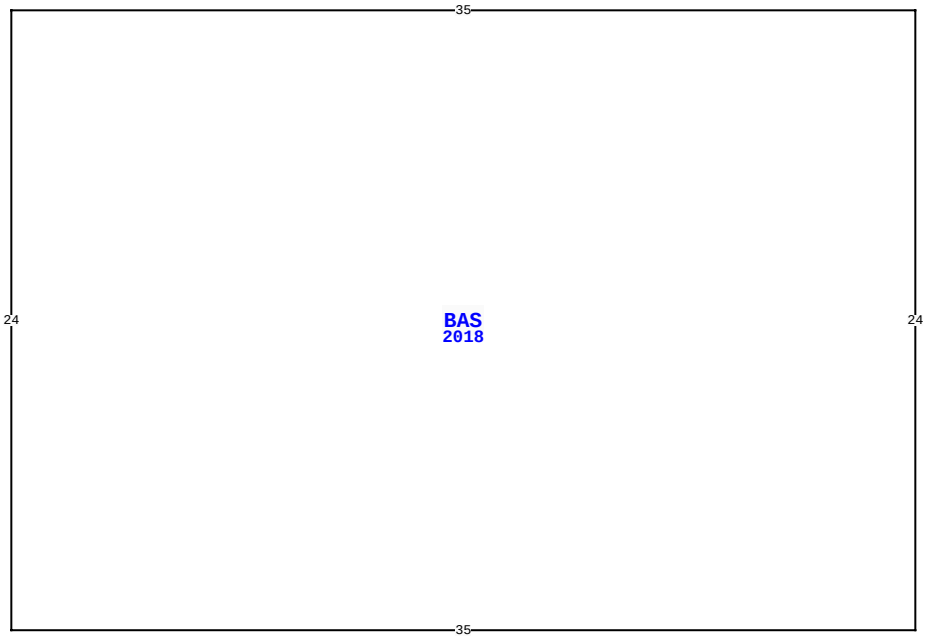
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2018	840	18,477
TOTALS	840			840	18,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	23.40	19,656	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019



96060 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/08/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,007
TOTAL MARKET OB/XF VALUE		68,049
TOTAL LAND VALUE - MARKET		857,250
TOTAL MARKET VALUE		1,428,306
SOH/AGL Deduction		883,044
ASSESSED VALUE		545,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,540
TOTAL JUST VALUE		1,428,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,405,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703871	NEW CONSTR	404,459	05/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1996	10/17/2016	WD	Q	V	01	175,000
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: NOVY RICHARD T & ME						
0281/0321	12/01/1978	WD	Q	V		25,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2023 BY DJ Total Acres: 12.70 Total Land Value: 857,250 Market: 0 Agricultural: 0 Common: 857,250 PRINTED 07/30/2025 BY SYS

IN OR 2077/1996

NOVY RICHARD T & MEGAN K
96060 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

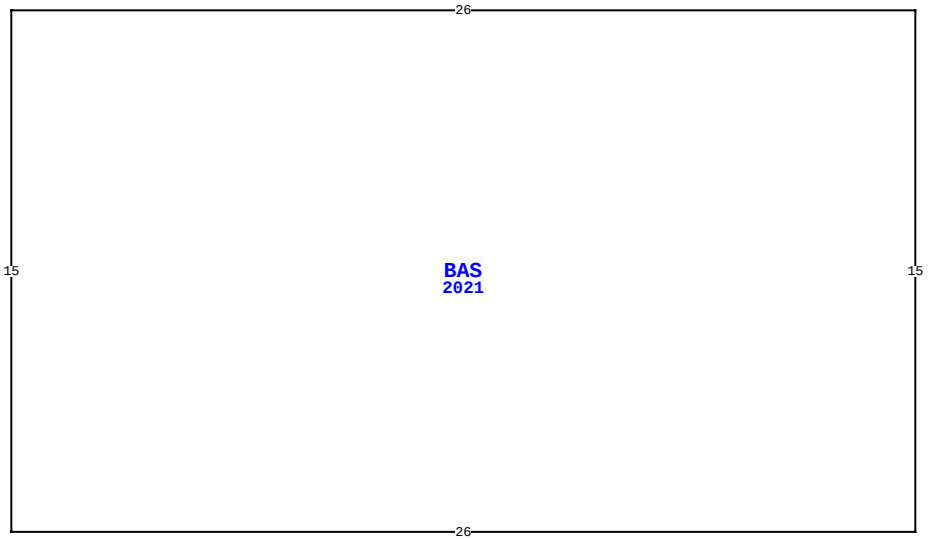
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100	2021	390	23,502
TOTALS	390			390	23,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	390	114.8400	60.87	23,739	2021	2021	0	0	0	1.00	99.00

3 ACCESORY U – 100% - 2019 Heated Area: 390 HX Base Yr 2019



96060 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/08/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,007
TOTAL MARKET OB/XF VALUE		68,049
TOTAL LAND VALUE - MARKET		857,250
TOTAL MARKET VALUE		1,428,306
SOH/AGL Deduction		883,044
ASSESSED VALUE		545,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,540
TOTAL JUST VALUE		1,428,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,405,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1996	10/17/2016	WD	Q	V	01	175,000
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: NOVY RICHARD T & ME						
0281/0321	12/01/1978	WD	Q	V		25,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S15 E26 N15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2023 BY DJ Total Acres: 12.70 Total Land Value: 857,250 Market: 0 Agricultural: 0 Common: 857,250 PRINTED 07/30/2025 BY SYS

IN OR 2077/1996

NOVY RICHARD T & MEGAN K
96060 BLACKROCK RD
YULEE, FL 32097

2025

24-2N-28-0000-0004-0010

BUILDING CHARACTERISTICS

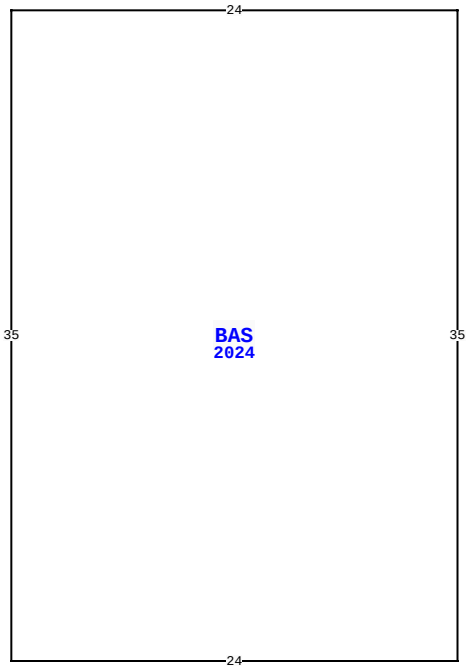
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	16,923
TOTALS	840			840	16,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.0000	20.35	17,094	2023	2023	0	0	0	1.00	99.00

4 GARAGE RES – 100% - 2024 Heated Area: 840 HX Base Yr 2019



96060 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/08/2017 MF
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,540
TOTAL JUST VALUE		1,428,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,405,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1996	10/17/2016	WD	Q	V	01	175,000
GRANTOR: GOLDEN SHIRLEY D						
GRANTEE: NOVY RICHARD T & ME						
0281/0321	12/01/1978	WD	Q	V		25,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,20] W24 S35 E24 N35 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2023 BY DJ Total Acres: 12.70 Total Land Value: 857,250 Market: 0 Agricultural: 0 Common: 857,250 PRINTED 07/30/2025 BY SYS