IN OR 1398/176

ROBERTS DOROTHY V DECLARATION OF TRUST/ROBERTS DOR
10507 VILLIANOVA ROAD
JACKSONVILLE, FL 32218

2025

25-2N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	291,210
TOTAL MARKET VALUE	291,210
SOH/AGL Deduction	65,489
ASSESSED VALUE	225,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,721
TOTAL JUST VALUE	291,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/0176	3/22/2006	WD	Q	V	01	100
GRANTOR: ROBERTS DOROTHY V						
GRANTEE: ROBERTS DOROTHY V T						
0976/0472	3/15/2001	QC	Q	V	01	100
GRANTOR: WALTERS FRANCES WINIF						
GRANTEE: ALDRIDGE JONI DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

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		OR	0.00	0.00	11.42	AC		1.00	1.00	0.30	85,000.00	25,500.00	291,210							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 11.42 Total Land Value: 291,210 Market: 0 Agricultural: 0 Common: 291,210 PRINTED 07/30/2025 BY SYS