



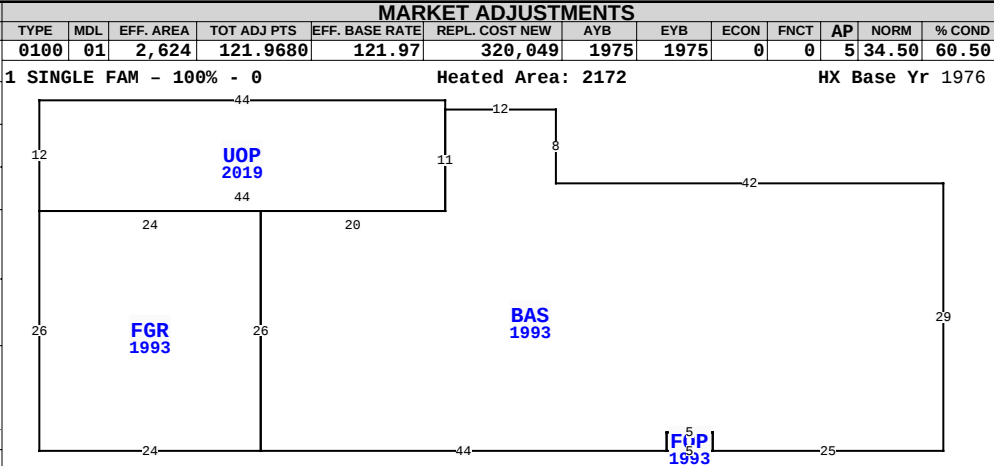
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,172	100	1993	2,172	160,276
FGR	624	55	1993	343	25,311
FOP	10	30	1993	3	221
UOP	528	20	2019	106	7,822
TOTALS	3,334			2,624	193,630

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	484.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	24	72.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	0	0	820.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	100	0	0	648.00	SF	25.50	25.50	
6	0845	KOOL DECK	0	100	130	5	650.00	SF	3.63	3.63	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.24	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
96123 BLACKROCK RD, YULEE		04/11/2025	MLU

TOTAL OB/XF											
8,667											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
193,630											
TOTAL MARKET OB/XF VALUE											
8,667											
TOTAL LAND VALUE - MARKET											
105,400											
TOTAL MARKET VALUE											
307,697											
SOH/AGL Deduction											
141,308											
ASSESSED VALUE											
166,389											
TOTAL EXEMPTION VALUE											
50,722											
BASE TAXABLE VALUE											
115,667											
TOTAL JUST VALUE											
307,697											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
293,563											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M201840	H/AC	4,310	06/01/2020
6971	REMODEL	400	09/26/1990
6720	GARAGE	6,600	09/07/1990
6715	REPAIR/RRF	2,000	09/06/1990
3564	REMODEL	350	07/15/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0180/0187	1/01/1974	WD	U	V		100			
GRANTOR:									
GRANTEE:									
0118/0402	2/04/1943	WD	Q	V		100			
GRANTOR: RAYONIER INCORPORATED									
GRANTEE: ANDERSON G W & HATT									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42 N8 W12 UOP=[YR=2019] N1 W44 S12											
FGR=[YR=1993] S26 E24 N26 W24 \$ E44 N11 \$ S11 W20 S26 E44											
FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5 S2 E25 N29 \$.											