

PT OF LOT 2
IN OR 2701/922
BLACKROCK ESTATES PBK 5/57

BRAUDA ANTHONY C & JEANETTE E L/E/
96071 BLACKROCK ROAD
YULEE, FL 32097

2025

25-2N-28-0200-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

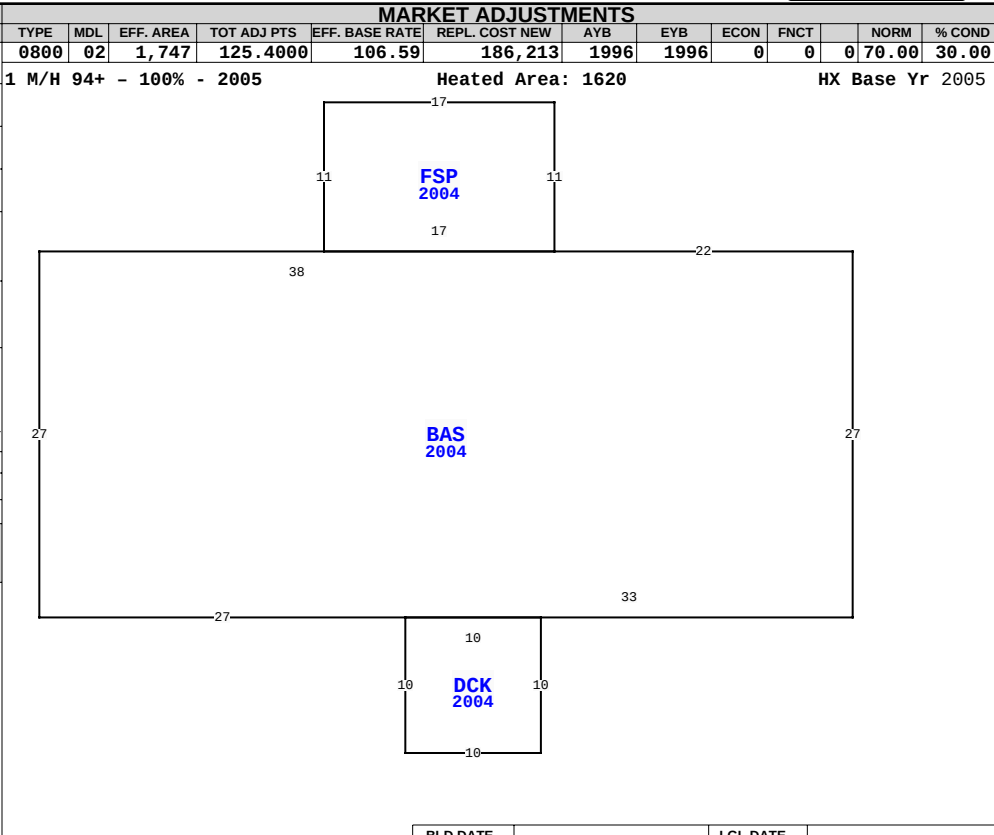
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2004	1,620	51,803
DCK	100	15	2004	15	480
FSP	187	60	2004	112	3,581
TOTALS	1,907			1,747	55,864

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0801	ASPHALT A	0	100	0	0	980.00	SF	3.00
3	1076	TRELLIS A	0	100	10	10	100.00	SF	5.63

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	0.92

REVIEW DATE 04/23/2024 BY NWA



96071 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
4,830									

Total Acres: 0.92 Total Land Value: 78,200 Market: 0 Agricultural: 0 Common: 78,200

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	55,864		
TOTAL MARKET OB/XF VALUE	4,830		
TOTAL LAND VALUE - MARKET	78,200		
TOTAL MARKET VALUE	138,894		
SOH/AGL Deduction	59,920		
ASSESSED VALUE	78,974		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	28,252		
TOTAL JUST VALUE	138,894		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	135,995		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2701/922	3/21/2024	LE U	I	I	11	100	
GRANTOR: BRAUDA ANTHONY CURTIS							
GRANTEE: PRESTRIDGE-WOOD KAT							
1745/1534	10/27/2004	DG U	I	I	11	100	
GRANTOR: NETTLES COLIN E & LOI							
GRANTEE: BRAUDA ANTHONY C &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W22 FSP=[YR=2004] N11 W17 S11 E17\$ W38 S27 E27 DCK=[YR=2004] S10 E10 N10 W10\$ E33 N27\$.									

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