LOT 3
IN OR 625/800 & OR 1756/703
BLACKROCK ESTATES PBK 5/57

DIXON LAMARR A & CINDY D
96075 BLACKROCK ROAD
YULEE, FL 32097

2025

25-2N-28-0200-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

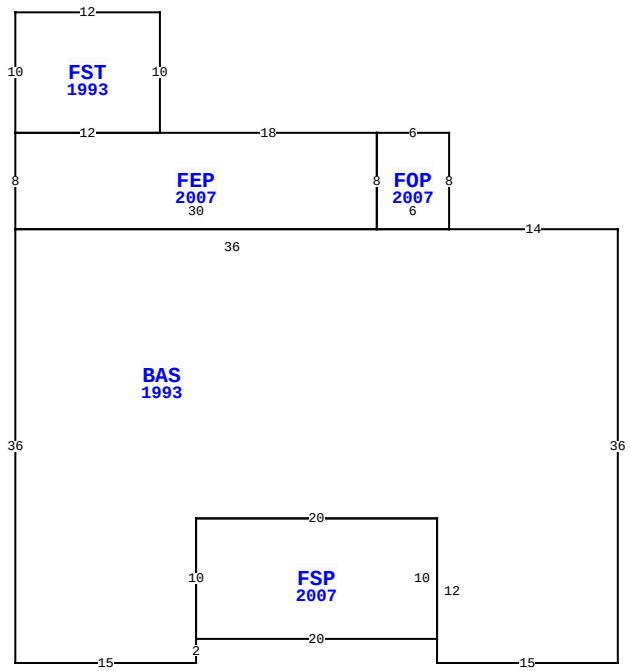
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,560	100	1993	1,560	45,976
FEP	240	85	2007	204	6,012
FOP	48	30	2007	14	413
FSP	200	60	2007	120	3,537
FST	120	65	1993	78	2,299
TOTALS	2,168			1,976	58,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,976	122.8000	98.24	194,122	1984	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1764 HX Base Yr



96075 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		58,237
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		85,850
TOTAL MARKET VALUE		145,977
SOH/AGL Deduction		85,327
ASSESSED VALUE		60,650
TOTAL EXEMPTION VALUE	HX HB DX	40,650
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		145,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5573	ADDITION	350	03/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1756/0703	9/09/2011	QC	U	I	11	100
GRANTOR: DIXON LAMAR A & CINDY						
GRANTEE: DIXON LAMARR A & CI						
0625/0800	5/06/1991	WD	U	V	10	11,900
GRANTOR: JOHNSON E J JR & F H						
GRANTEE: DIXON LAMAR & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2007] N8 W6 FEP=[YR=2007] W18
FST=[YR=1993] N10 W12 S10 E12$ W12 S8 E30 N8$ S8 E6$ W36 S36
E15 N2 FSP=[YR=2007] E20N10 W20 S10$ N10 E20 S12 E15 N36$.

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	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS