LOT 4 & PT OF LOT 5
IN OR 1302/1461
BLACKROCK ESTATES PBK 5/57

STEVENS JUSTIN E
96079 BLACKROCK ROAD
YULEE, FL 32097

2025

25-2N-28-0200-0004-0000

BUILDING CHARACTERISTICS

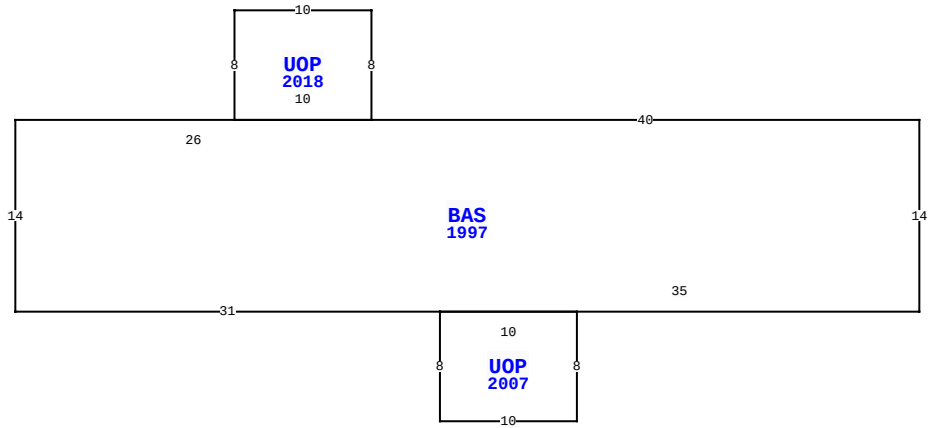
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	1997	924	27,188
UOP	80	25	2007	20	589
UOP	80	25	2018	20	589
TOTALS	1,084			964	28,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	964	122.6000	98.08	94,549	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 924 HX Base Yr 2006



96079 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,999
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		134,300
TOTAL MARKET VALUE		423,099
SOH/AGL Deduction		216,451
ASSESSED VALUE		206,648
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,926
TOTAL JUST VALUE		423,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18981	ELEC OTHER	2,000	04/01/2007
M12793	MECH OTHER	0	03/01/2007
C19446	CO ISSUED	182,028	02/01/2007
P12168	OTHER	0	02/01/2007
R10086	REPAIR/RRF	5,000	02/01/2007
B19446	NEW CONSTR	182,028	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/1461	3/18/2005	WD	U	I	11	65,000
GRANTOR: BROWN ROBERT C & EDIT						
GRANTEE: STEVENS JUSTIN E						
0652/1121	3/25/1992	WD	Q	V		11,000
GRANTOR: SKOLKA VACLAV & RUTH						
GRANTEE: BROWN ROBERT & EDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W40 UOP=[YR=2018] N8 W10 S8 E10$ W26 S14 E31
UOP=[YR=2007] S8 E10 N8 W10 $ E35 N14 $.

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	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	100	2007	2007	3	87	2,800	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2012	2012	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	1.58	AC		1.00	1.00	1.00	85,000.00	85,000.00	134,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 134,300 Market: 0 Agricultural: 0 Common: 134,300 PRINTED 07/30/2025 BY SYS

LOT 4 & PT OF LOT 5
IN OR 1302/1461
BLACKROCK ESTATES PBK 5/57

STEVENS JUSTIN E
96079 BLACKROCK ROAD
YULEE, FL 32097

2025

25-2N-28-0200-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

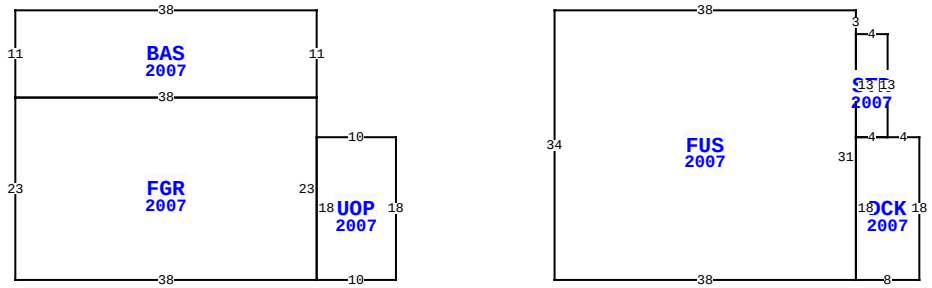
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	418	100	2007	418	47,762
DCK	144	10	2007	14	1,599
FGR	874	55	2007	481	54,961
FUS	1,292	100	2007	1,292	147,627
STR	52	10	2007	5	571
UOP	180	20	2007	36	4,114
TOTALS	2,960			2,246	256,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	130.9574	130.96	294,136	2007	2007	0	0	0	12.75	87.25

2 SINGLE FAM – 100% - 2006 Heated Area: 1710 HX Base Yr 2006



96079 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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BASE TAXABLE VALUE		155,926
TOTAL JUST VALUE		423,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0258	XFOB	0	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/1461	3/18/2005	WD	U	I	11	65,000
GRANTOR: BROWN ROBERT C & EDIT						
GRANTEE: STEVENS JUSTIN E						
0652/1121	3/25/1992	WD	Q	V		11,000
GRANTOR: SKOLKA VACLAV & RUTH						
GRANTEE: BROWN ROBERT & EDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W38 S11 FGR=[YR=2007] S23 E38 UOP=[YR=2007] E10 N18 W10 S18$ N23 W38$ E38 N11$ PTR=E30 FUS=[YR=2007] E38 S3 STR=[YR=2007] E4 S13 DCK=[YR=2007] E4 S18 W8 N18 E4$ W4 N13$ S31 W38 N34$ W30$.

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 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 134,300 Market: 0 Agricultural: 0 Common: 134,300 PRINTED 07/30/2025 BY SYS