LOT 6 & PT OF LOT 5
IN OR 437/451 & PT OR 652/1122
BLACKROCK ESTATES PBK 5/57

PEACH SHARON T L/E/
96087 BLACKROCK RD
YULEE, FL 32097

2025

25-2N-28-0200-0006-0000

BUILDING CHARACTERISTICS

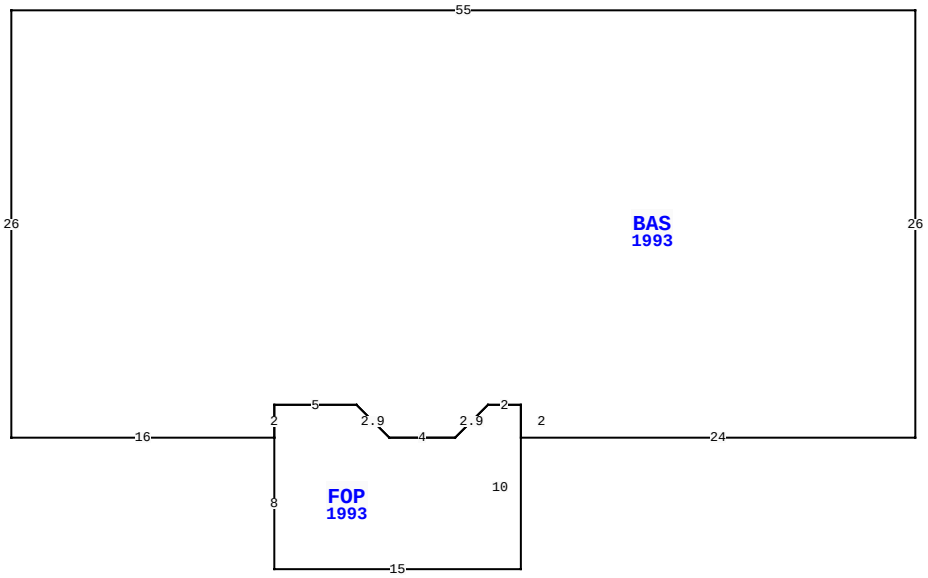
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,412	100	1993	1,412	42,428
FOP	138	30	1993	41	1,232
TOTALS	1,550			1,453	43,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,453	125.2000	100.16	145,532	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1412 HX Base Yr 2015



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

96087 BLACKROCK RD, YULEE

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	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1992	1992	3	20	772	
3	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1992	1992	3	20	480	
4	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1985	1985	3	20	144	
5	0351	CARPORT MT	0	100	20	21	420.00	SF	6.00	6.00	100	1995	1995	3	20	504	
6	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1992	1992	3	20	480	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,660
TOTAL MARKET OB/XF VALUE		4,270
TOTAL LAND VALUE - MARKET		124,100
TOTAL MARKET VALUE		172,030
SOH/AGL Deduction		110,210
ASSESSED VALUE		61,820
TOTAL EXEMPTION VALUE	HX HB WX	41,820
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		172,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0795	3/11/2022	FJ	U	I	11	100

GRANTOR: BROWN ROBERT CLAYTON

GRANTEE: PEACH SHARON L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S26 E16 FOP=[YR=1993] S8 E15 N10 W2 D2 L2 W4 L2 U2 W5 S2$ N2 E5 D2 R2 E4 U2 R2 E2 S2 E24 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,270

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	1.46	AC		1.00	1.00	1.00	85,000.00	85,000.00	124,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.46 Total Land Value: 124,100 Market: 0 Agricultural: 0 Common: 124,100 PRINTED 07/30/2025 BY SYS