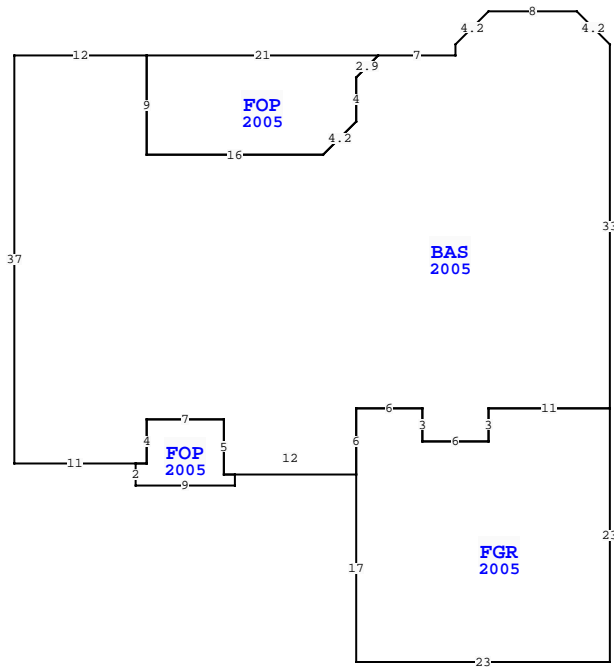


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,764	100	2005
FGR	511	55	2005
FOP	45	30	2005
FOP	169	30	2005
TOTALS	2,489		
			2,110
			250,991

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,110	99.5778	131.44	277,338	2005	2005	0	0	0	9.50	90.50		
1 SNGL FAM - 100% - 2025														
Heated Area: 1764														
HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,991
TOTAL MARKET OB/XF VALUE			65,040
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			401,881
SOH/AGL Deduction			0
ASSESSED VALUE			401,881
TOTAL EXEMPTION VALUE	13		401,881
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			401,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003744	SCRN ENCLSR	10,693	05/04/2020
B202688	REMODEL	10,693	04/09/2020
B2001343	SWIM POOL	53,962	02/01/2020
M1521240	H/AC	0	06/02/2015
M09276	MECH OTHER	0	02/01/2005
E0514211	ELEC OTHER	2,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0759	4/29/2013	WD Q	Q	I	02	179,900
GRANTOR: HILL JACOB & AMY M TU						
GRANTEE: HOLLOWELL IRA L						
1228/1683	5/10/2004	WD U	U	I	19	35,200
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: HILL JACOB & AMY M						

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
1	0810	CONCRETE A	0	100	0	0			6.50	100	2005	2005	3	84	9,342	
2	0911	SCRN RM A	0	100	40	28			17.50	100	2020	2020	3	86	16,856	
3	0861	POOL GUNIT	0	100	28	14			85.00	100	2020	2020	3	90	29,988	
4	0871	POOL HTR R	0	100	0	0			2,000.00	100	2020	2020	3	86	1,720	
5	0855	CONC PAVR	0	100	0	0			10.00	100	2020	2020	3	98	7,134	

TOTAL OB/XF														65,040
96091 BLACKROCK RD, YULEE														
BLD DATE 03/03/2023 NW														LGL DATE
XF DATE														04/11/2025
INC DATE														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2005] U3 L3 W8 D3 L3 S1 W7 FOP=[YR=2005] W21 S9 E16 U3 R3 N4 U2 R2 \$ D2 L2 S4 D3 L3 W16 N9 W12 S37 E11 FOP=[YR=2005] S2 E9 N1 W1 N5 W7 S4 W1\$ E1 N4 E7 S5 E12 FGR=[YR=2005] S17 E23 N23 W11 S3 W6 N3 W6 S6\$ N6 E6 S3 E6 N3 E11 N33 \$ .													

LAND DESCRIPTION														TOTAL OB/XF											65,040
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								