

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMNT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	0 0 100				
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	1,134	100	1999	1,134	46,961
TOTALS	1,134			1,134	46,961

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,134	116.0000	98.60	111,812	1999	1999	0	0	58.00	42.00		
2 M/H 94+ - 0% - 0 Heated Area: 1134 HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1999 </div>													
96095 BLACKROCK RD, YULEE													
BLD DATE	02/25/2008	RK	LGL DATE	04/11/2025	MLU								
XF DATE	02/25/2008	RK	LAND DATE										
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			46,961
TOTAL MARKET OB/XF VALUE			15,926
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			148,737
SOH/AGL Deduction			34,508
ASSESSED VALUE			114,229
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,229
TOTAL JUST VALUE			148,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632723	21X12CPT	5,625	07/01/2016
B1531553	18X25FGR	20,084	12/01/2015
E21711	ELEC OTHER	0	04/01/1999
992696	MH MOVE-ON	0	04/01/1999
984752	CHNGE SRVC	0	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0028	3/26/2015	WD	U	I	12	38,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SHAPIRA FRANK NATAL						
1940/0812	10/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

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	0940	SHEDS/PORT	0	0	28	20	560.00	SF	20.10	20.10	100	1975	1975	3	20	2,251	
2	1242	WD DECK A	0	0	12	20	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	
3	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2015	2015	3	65	910	
4	0510	GARAGE WD-	0	0	25	18	450.00	SF	35.00	35.00	100	2016	2016	3	78	12,285	
TOTAL OB/XF 15,926																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W42 S27 E42 N27 \$.													

LAND DESCRIPTION														TOTAL OB/XF 15,926										
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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							