PT GOVT LOT 1 SEC 38-3N-28E
IN OR 1591/953 LYING N OF
OR 1880/1436 PAR A & W OF

OLIVER MARIA
P O BOX 748
YULEE, FL 32041

2025

38-3N-28-0000-0002-0010

BUILDING CHARACTERISTICS

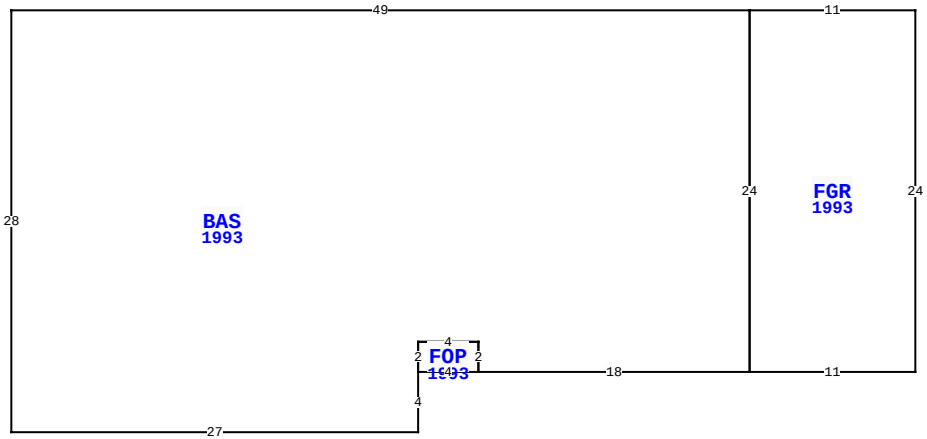
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,276	100	1993	1,276	125,522
FGR	264	55	1993	145	14,264
FOP	8	30	1993	2	197
TOTALS	1,548			1,423	139,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	128.5856	128.59	182,984	1977	1977	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 0 Heated Area: 1276 HX Base Yr 2007



96310 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,983
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,850
TOTAL MARKET VALUE		225,833
SOH/AGL Deduction		137,711
ASSESSED VALUE		88,122
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		32,400
TOTAL JUST VALUE		225,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0386	6/26/2007	PR	Q	I	01	100
GRANTOR: OLIVER MARIA P/R						
GRANTEE: OLIVER MARIA						
0161/0689	1/01/1974	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W49 S28 E27 N4 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E18 N24 $ S24 E11 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS