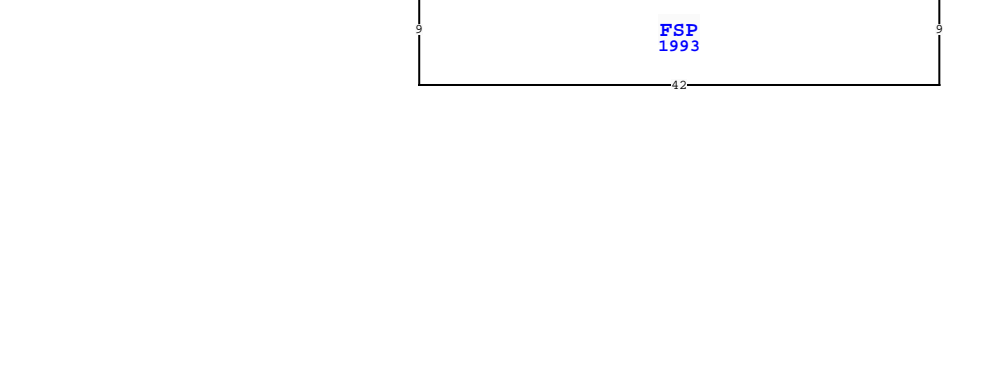




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	01	FLAT	100
Roof Cover	03	COMP SHNGL	60
Roof Cover	12	MODULAR MT	40
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,475	92.0000	73.60	108,560	1974	1985	0	0	70.00	30.00



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		32,568			
TOTAL MARKET OB/XF VALUE		2,240			
TOTAL LAND VALUE - MARKET		125,000			
TOTAL MARKET VALUE		159,808			
SOH/AGL Deduction		0			
ASSESSED VALUE		159,808			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		109,086			
TOTAL JUST VALUE		159,808			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		105,737			

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	1,248	100	1993	1,248	27,556
FSP	378	60	1993	227	5,012
TOTALS	1,626			1,475	32,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/1684	3/10/2022	QC	U	I	11	35,000
GRANTOR: NELSON BARBARA A						
GRANTEE: HICKMAN VIVIAN						
0976/0554	3/16/2001	QC	Q	I	01	100
GRANTOR: NELSON DANNY H & BARB						
GRANTEE: NELSON DANNY H & BA						

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	1242	WD DECK A	0	100	14	40		10.00	100	1989	1989	3	20	1,120	
2	1242	WD DECK A	0	100	6	20	SF	10.00	100	1989	1989	3	20	240	
3	0351	CARPORT MT	0	100	20	22	SF	10.00	100	1995	1995	3	20	880	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		04/14/2025 MLU
INC DATE			AG DATE		
96300 BLACKROCK RD, YULEE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 N12 W32 S12 W22 S1 W6 S10 E6 S1 E25											
FSP=[YR=1993] S9 E42 N9 W42 S E42 N12S.											

LAND DESCRIPTION												TOTAL OB/XF												2,240				
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		RMH	249.00	90.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000											