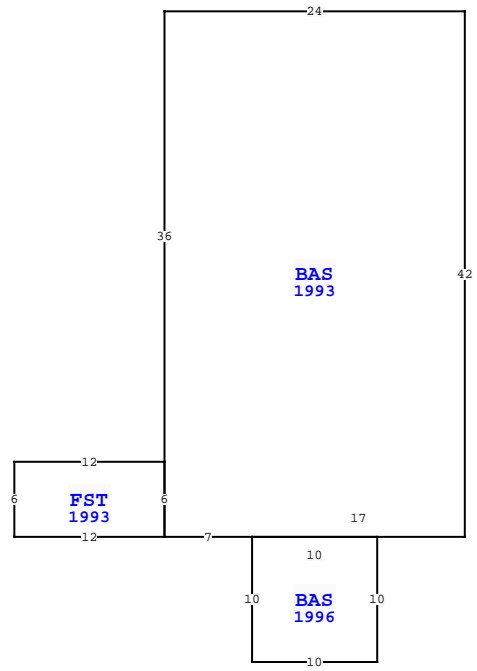


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	1993
BAS	100	100	1996
FST	72	55	1993
TOTALS	1,180		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND	
0150	01	1,148	83.9520	44.49	51,075	1974	1974	0	20	30	25.50	24.50	
1 ACCESSORY U - 0% - 0 Heated Area: 1108 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			82,334
TOTAL MARKET OB/XF VALUE			6,625
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			258,959
SOH/AGL Deduction			63,171
ASSESSED VALUE			195,788
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,788
TOTAL JUST VALUE			258,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210146	XFOB	2,028	08/01/2002
P01517	MH MOVE-ON	700	12/01/2001
B0108632	NEW CONSTR	20,000	08/01/2001
9216	MH MOVE-ON	10,000	03/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/1436	9/18/2013	SW	U	I	12	62,500
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: CHESHIRE TRICIA A						
1804/1782	7/13/2012	WD	U	I	12	124,300
GRANTOR: CHAMBERLAIN JAMES D						
GRANTEE: FIRST COAST COMMUNI						

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	0	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
2	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	1983	1983	3	38	178	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1991	1991	3	59.5	387	
4	0680	POLE SHED	0	0	12	32	384.00	SF	10.00	10.00	100	1995	1995	3	20	768	
5	0940	SHEDS/PORT	0	0	12	16	208.00	SF	30.00	30.00	100	1997	1997	3	20	1,248	
6	0812	CONCRETE C	0	0	0	0	1,067.00	SF	4.00	4.00	100	2001	2001	3	79	3,372	
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1974	1974	3	20	576	

TOTAL OB/XF														6,625			
96306 BLACKROCK RD, YULEE																	
BLD DATE		06/07/2007		DJ		LGL DATE				LAND DATE		04/11/2025		MLU			
XF DATE						AG DATE											
INC DATE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 S36 FST=[YR=1993] W12 S6 E12 N6\$ S6 E7													
BAS=[YR=1996] S10 E10 N10 W10\$ E17 N42\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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		RMH	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000										

