IN OR 2331/46

CONNER CHARLIE L
96307 BLACKROCK ROAD
YULEE, FL 32097

2025

38-3N-28-0000-0005-0000

BUILDING CHARACTERISTICS

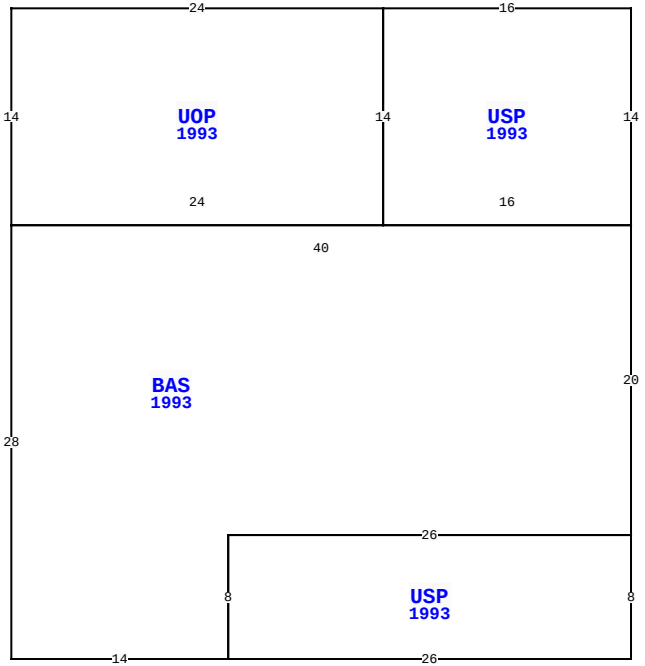
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	912	100	1993	912	56,120
UOP	336	20	1993	67	4,123
USP	208	30	1993	62	3,815
USP	224	30	1993	67	4,123
TOTALS	1,680			1,108	68,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,108	101.7070	101.71	112,695	1955	1955	0	0	15	24.50	60.50

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



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

96295 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	174,430
SOH/AGL Deduction	37,396
ASSESSED VALUE	137,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,034
TOTAL JUST VALUE	174,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0046	1/09/2020	WD	Q	I	01	100,000
GRANTOR: KNIGHT JASON L						
GRANTEE: CONNER CHARLIE L						
2294/1934	8/01/2019	PR	U	I	11	100
GRANTOR: WILKES CAROLYN J P/R						
GRANTEE: KNIGHT JASON L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W16 UOP=[YR=1993] W24 S14 BAS=[YR=1993] S28 E14 USP=[YR=1993] E26 N8 W26 S8 $ N8 E26 N20 W40 $ E24 N14 $ S14 E16 N14 $.

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	0		RMH	300.00	182.00	1.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	106,250							

REVIEW DATE 12/21/2020 BY KWX Total Acres: 1.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS