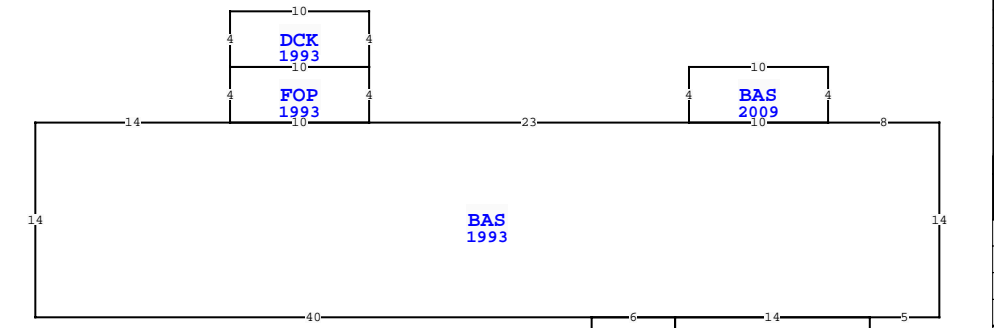




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
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	1,090	74.2000	59.36	64,702	1972	1972	0	0	70.00	30.00	



Quality	02	Quality Level 02			
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	910	100	1993	910	16,205
BAS	40	100	2009	40	712
BAS	112	100	2024	112	1,994
DCK	40	15	1993	6	107
FOP	40	30	1993	12	214
UOP	42	25	2024	10	178
TOTALS	1,184			1,090	19,411

96273 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			19,411
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			144,411
SOH/AGL Deduction			79,274
ASSESSED VALUE			65,137
TOTAL EXEMPTION VALUE	HX HB WX SX		65,137
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			144,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0263	9/07/2022	QC	U	I	11	100
GRANTOR: 96273 BLACKROCK ROAD						
GRANTEE: VARGAS BALBINA V D						
2589/1456	9/07/2022	QC	U	I	11	90,000
GRANTOR: BOWEN FREDDIE D JR						
GRANTEE: VARGAS BALBINA V D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=100,10] W8 W10 W23 W10 W14 S14 E40 E6 E14 E5 N14 \$
BAS=[YR=2024;ORIG=81,24] E14 S8 W14 N1 N7 \$
UOP=[YR=2024;ORIG=81,24] W6 S7 E6 N7 \$
BAS=[YR=2009;ORIG=92,10] N4 W10 S4 E10 \$
DCK=[YR=1993;ORIG=59,2] W10 S4 E10 N4 \$
FOP=[YR=1993;ORIG=59,6] W10 S4 E10 N4 \$

LAND DESCRIPTION																								
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	0006	RMH	100.00	162.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							