

PT OF LOTS 5 & 6 (S-10)
 PT OR 1573/1119
 ESMT PT OR 1573/1109

LOVELL KENNETH DALE/LOVELL ROMAYNE
 96820 BLACKROCK RD
 YULEE, FL 32097

2025

42-3N-28-5080-0005-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 373,320 TOTAL MARKET VALUE 1,874 SOH/AGL Deduction 0 ASSESSED VALUE 1,874 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,874 TOTAL JUST VALUE 373,320 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 233,325											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1573/1119 6/25/2008 WD Q I 01 100 GRANTOR: LOVELL ROMAYNE GRANTEE: LOVELL KENNETH D &											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 5501 TIMBER 2-2 SI 80-89 MAP NUM MKT AREA 04 NEIGHBORHOOD/LOC 4031.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS EXTRA FEATURES BLACKROCK RD, YULEE										12/31/2024 KB 10/18/2024 KBA																					
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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005501	A	TIMBER 2 P S	0		RSF-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	515.00	515.00	1,288														
2	005901	A	HARDWOOD SI	0		RSF-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	225.00	225.00	562														
3	005900	A	TIMBER WETLA	0		RSF-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	50.00	50.00	24														
4	009910	M	MARKET VALUE	0		RSF-1	0.00	0.00	5.49	AC		1.00	1.00	0.80	85,000.00	68,000.00	373,320														
REVIEW DATE 06/15/2021 BY KWA Total Acres: 5.49 Total Land Value: 1,874 Market: 373,320 Agricultural: 1,874 Common: 0 PRINTED 07/30/2025 BY SYS																															