

CURTRIGHT FELICIA D & ROBERT G
96784 BLACKROCK RD
YULEE, FL 32097

42-3N-28-5080-0015-0070

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															
Exterior Wall		20	FACE BRICK 100							0900	01	3,183	103.9600	137.23	436,803	2005	2005	0	0	14.25	85.75	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100							2 SNGL FAM - 100% - 2016													Heated Area: 2779					HX Base Yr 2016					Tax Group: 4 Tax Dist:				
Roof Cover		03	COMP SHNGL 100							The floor plan shows a large rectangular building footprint with several smaller attached structures. Dimensions are provided for various sections. Key areas labeled include FOP 2005, BAS 2005, FGR 2005, and FUS 2005. The total heated area is 2779.													BUILDING MARKET VALUE					404,822									
Interior Wall		05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE					36,398									
Interior Floo		12	HARDWOOD 60																				TOTAL LAND VALUE - MARKET					218,025									
Interior Floo		14	CARPET 40																				TOTAL MARKET VALUE					659,245									
Air Condition		03	CENTRAL 100																				SOH/AGL Deduction					305,688									
Heating Type		04	AIR DUCTED 100																				ASSESSED VALUE					353,557									
Bedrooms			5 100																				TOTAL EXEMPTION VALUE					HX HB VX 55,722									
Bathrooms			3 100																				BASE TAXABLE VALUE					297,835									
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE					659,245									
Stories		1.5	1.5 100																				NCON VALUE					0									
Units		00	NONE 100							INCOME VALUE																											
Occupancy		00								PREVIOUS YEAR MKT VALUE					630,417																						
Quality		03	Quality Level 03																																		
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	2,215	100	2005	2,215	260,649																																
FGR	534	55	2005	294	34,597																																
FOP	44	30	2005	13	1,530																																
FOP	311	30	2005	93	10,943																																
FUS	564	100	2005	564	66,369																																
STR	40	10	2019	4	471																																
TOTALS		3,708			3,183	374,559																															
EXTRA FEATURES						96784 BLACKROCK RD, YULEE																															
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	0911	SCRN RM A	0 100	43 30	1,290.00	SF	17.50	17.50	100	2006	2006	3	24	5,418																							
2	0861	POOL GUNIT	0 100	26 15	390.00	SF	85.00	85.00	100	2006	2006	3	40	13,260																							
3	0845	KOOL DECK	0 100	0 0	900.00	SF	7.25	7.25	100	2006	2006	3	86	5,612																							
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																							
5	0812	CONCRETE C	0 100	0 0	2,319.00	SF	4.00	4.00	100	2005	2005	3	84	7,792																							
6	0940	SHEDS/PORT	0 100	24 12	288.00	SF	19.50	19.50	100	2005	2005	3	22	1,236																							
LAND DESCRIPTION																TOTAL OB/XF 36,398																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RG-2	0.00	0.00	2.85	AC		1.00	1.00	0.90	85,000.00	76,500.00	218,025																				

[illegible]