PT LOT 15
IN OR 2770/277
ESMT PTS OR 1610/226 &1608/165

MASSENGALE DAVID R & DEENA S
9 WILLOW POND
FERNANDINA BEACH, FL 32034

2025

42-3N-28-5080-0015-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

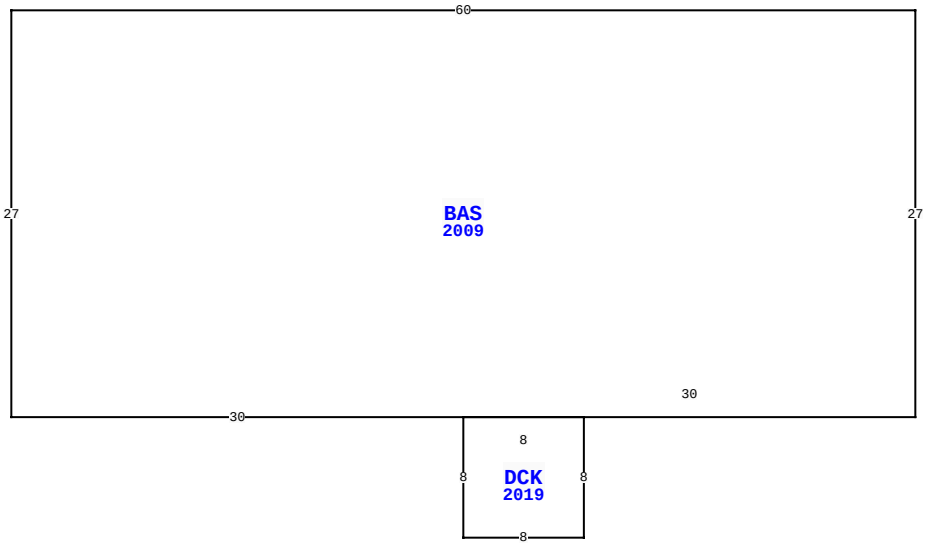
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2009	1,620	66,676
DCK	64	15	2019	10	412
TOTALS	1,684			1,630	67,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,630	151.3200	128.62	209,651	2008	2008	28	0	0	40.00	32.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



96801 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,037
TOTAL MARKET OB/XF VALUE		11,076
TOTAL LAND VALUE - MARKET		132,875
TOTAL MARKET VALUE		222,988
SOH/AGL Deduction		38,871
ASSESSED VALUE		184,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,395
TOTAL JUST VALUE		222,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633466	GARAGE	20,084	11/01/2016
C5173	CO ISSUED	0	04/21/2009
MH5173	MH MOVE-ON	0	03/01/2009
E21661	ELEC OTHER	0	03/01/2009
M14417	MECH OTHER	0	03/01/2009
P13699	OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/277	2/19/2025	WD	Q	I	01	225,000
GRANTOR: LINVILLE JONATHAN D						
GRANTEE: MASSENGALE DAVID R						
2279/1620	5/17/2019	WD	Q	I	01	190,000
GRANTOR: LEWIS ROBERT A & KRIS						
GRANTEE: LINVILLE JONATHAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S27 E30 DCK=[YR=2019] S8 E8 N8 W8$ E30 N27 $.

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
1	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2008	2008	3	48	1,037	
2	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	2011	2011	3	60	1,620	
3	0300	BOAT DCK W	0	100	12	12	144.00	SF	30.00	30.00	100	2010	2010	3	56	2,419	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,076

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	100	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	85,000.00	85,000.00	131,750							
2	009530	C	POND	100					0.45	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,125							

REVIEW DATE 01/28/2020 BY KW Total Acres: 2.00 Total Land Value: 132,875 Market: 0 Agricultural: 0 Common: 132,875 PRINTED 07/30/2025 BY SYS

PT LOT 15
IN OR 2770/277
ESMT PTS OR 1610/226 &1608/165

MASSENGALE DAVID R & DEENA S
9 WILLOW POND
FERNANDINA BEACH, FL 32034

2025

42-3N-28-5080-0015-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

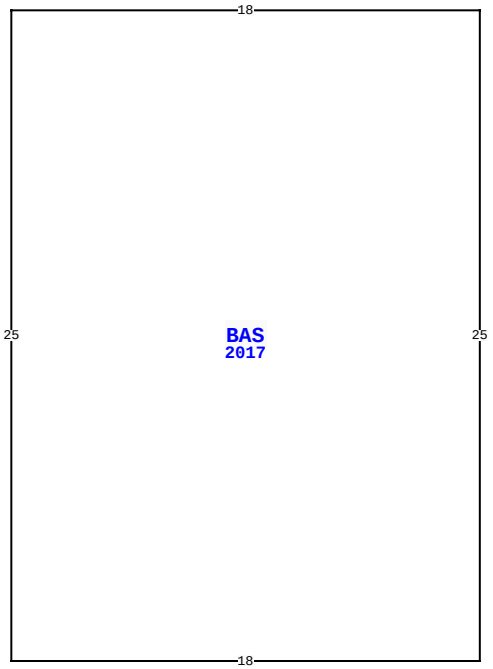
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2017	450	11,949
TOTALS	450			450	11,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	77.1650	28.55	12,848	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2020 Heated Area: 450 HX Base Yr 2020



96801 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,037
TOTAL MARKET OB/XF VALUE		11,076
TOTAL LAND VALUE - MARKET		132,875
TOTAL MARKET VALUE		222,988
SOH/AGL Deduction		38,871
ASSESSED VALUE		184,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,395
TOTAL JUST VALUE		222,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2770/277	2/19/2025	WD	Q	I	01	225,000
GRANTOR: LINVILLE JONATHAN D						
GRANTEE: MASSENGALE DAVID R						
2279/1620	5/17/2019	WD	Q	I	01	190,000
GRANTOR: LEWIS ROBERT A & KRIS						
GRANTEE: LINVILLE JONATHAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 S25 E18 N25$.

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

LAND DESCRIPTION

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

REVIEW DATE 01/28/2020 BY KW Total Acres: 2.00 Total Land Value: 132,875 Market: 0 Agricultural: 0 Common: 132,875 PRINTED 07/30/2025 BY SYS