PT OF LOT 15
IN OR 2084/284
THIGPEN SURVEY DBK 39/356

BITTINGER ROXANNE R &/FRANCE RUSSELL B
86097 KNOTTED OAK WAY
YULEE, FL 32097

2025

42-3N-28-5080-0015-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

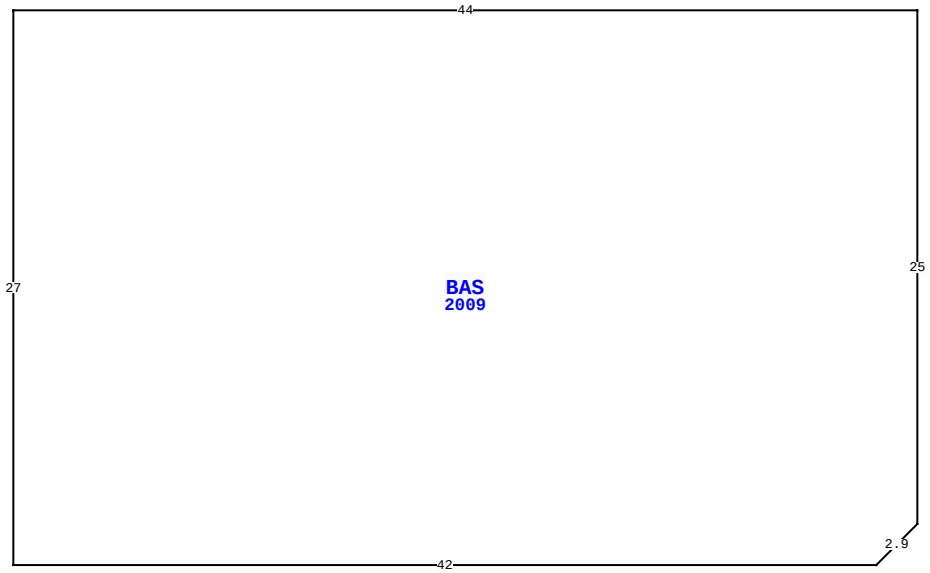
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	2009	1,186	116,795
TOTALS	1,186			1,186	116,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,186	117.6600	105.89	125,586	2009	2009	0	0	0	7.00	93.00

2 SFR MODULR – 0% - 0 Heated Area: 1186 HX Base Yr



BLD DATE	06/04/2009 RK	LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

96778 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,795
TOTAL MARKET OB/XF VALUE	4,025
TOTAL LAND VALUE - MARKET	64,812
TOTAL MARKET VALUE	185,632
SOH/AGL Deduction	23,252
ASSESSED VALUE	162,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,380
TOTAL JUST VALUE	185,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001005	CARPORT	11,302	02/01/2020
C21799	CO ISSUED	0	02/19/2009
P13659	OTHER	0	02/01/2009
B21799	MH MOVE-ON	0	08/01/2008
B15759	NEW CONSTR	0	08/08/2005
B15707	FOUNDATION	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0284	11/16/2016	WD	Q	I	01	102,000
GRANTOR: T S FUNDING INC						
GRANTEE: BITTINGER ROXANNE R						
1568/0077	5/23/2008	WD	U	I	07	100
GRANTOR: ROWLEY JOSHUA TRUSTEE						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S27 E42 U2 R2 N25 $.

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	0351	CARPORT MT	0	0	26	18	468.00	SF	10.00	10.00	100	2020	2020	3	86	4,025	

LAND DESCRIPTION

TOTAL OB/XF 4,025

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		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.25	85,000.00	106,250.00	64,812							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.61 Total Land Value: 64,812 Market: 0 Agricultural: 0 Common: 64,812 PRINTED 07/30/2025 BY SYS