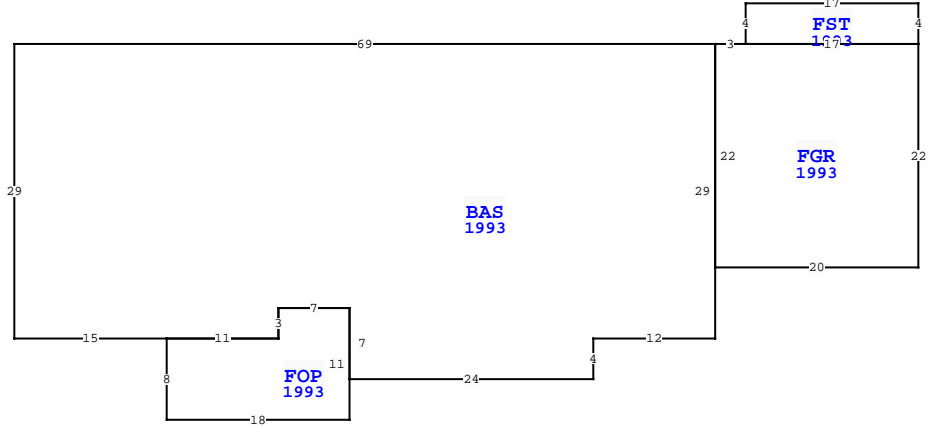




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,405	132.5940	132.59	318,879	1985	1985		0	0	29.50	70.50		
1 SINGLE FAM - 100% - 0 Heated Area: 2076 HX Base Yr 1986														



Quality	05	Quality Level 05			
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	2,076	100	1993	2,076	194,056
FGR	440	55	1993	242	22,621
FOP	165	30	1993	50	4,674
FST	68	55	1993	37	3,459
TOTALS	2,749			2,405	224,810

96972 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			224,810
TOTAL MARKET OB/XF VALUE			24,946
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			334,756
SOH/AGL Deduction			169,504
ASSESSED VALUE			165,252
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			114,530
TOTAL JUST VALUE			334,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0426	3/01/1977	WD	U	V		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W17 S4 FGR=[YR=1993] W3 BAS=[YR=1993] W69 S29 E15 FOP=[YR=1993] S8 E18 N11 W7 S3 W11 \$ E11 N3 E7 S7 E24 N4 E12 N29 \$ S22 E20 N22 W17 \$ E17 N4 \$.	

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	0810	CONCRETE A	0	100	0	84.00	SF	6.50	6.50	100	1985	1985	3	44	240	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0812	CONCRETE C	0	100	0	3,237.00	SF	4.00	4.00	100	1990	1990	3	57	7,380	
4	0510	GARAGE WD-	0	100	28	784.00	SF	35.00	35.00	100	2010	2010	3	56	15,366	
TOTAL OB/XF 24,946																

LAND DESCRIPTION		TOTAL OB/XF 24,946																						
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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							