LOT 1
IN OR 1377/788
BELL LAGOON REPLAT OF A

MAY KENNETH M & DANA
96903 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-0118-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

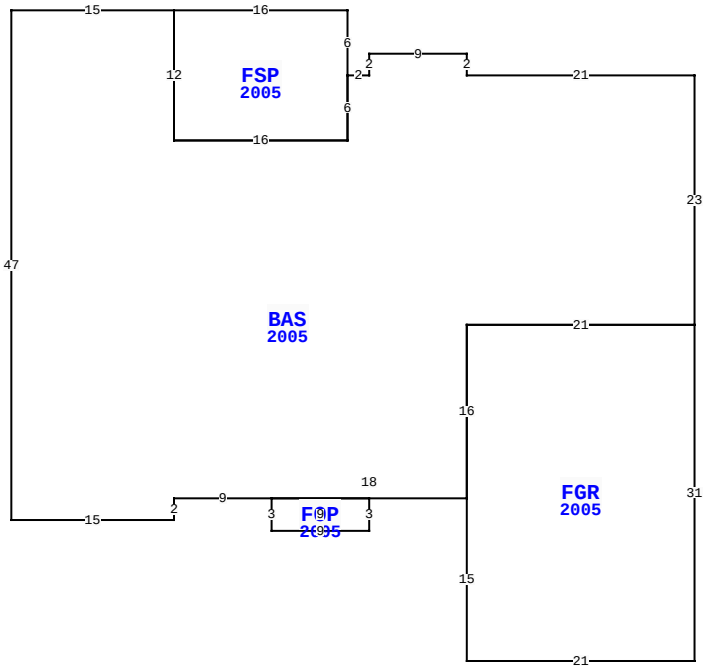
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	2005	2,163	226,338
FGR	651	55	2005	358	37,462
FOP	27	30	2005	8	837
FSP	192	40	2005	77	8,057
TOTALS	3,033			2,606	272,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,606	92.4480	122.03	318,010	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2011 Heated Area: 2163 HX Base Yr 2011



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/14/2025 MLU
AG DATE	

96903 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,694
TOTAL MARKET OB/XF VALUE		7,942
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		405,636
SOH/AGL Deduction		209,573
ASSESSED VALUE		196,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,341
TOTAL JUST VALUE		405,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10263	TANKS/BLRS	0	09/01/2005
E15490	ELEC OTHER	2,000	08/01/2005
R07961	REPAIR/RRF	1,500	07/01/2005
B15679	NEW CONSTR	155,940	07/01/2005
P09760	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0788	12/29/2005	WD	Q	I		258,500
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: MAY KENNETH M & DAN						
1294/0331	2/09/2005	WD	U	V		32,000
GRANTOR: FARR JENNIFER						
GRANTEE: JOHNSON-FERREIRA BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 N2 W9 S2 W2 FSP=[YR=2005] N6 W16 S12 E16 N6$ S6 W16 N12 W15 S47 E15 N2 E9 FOP=[YR=2005] S3 E9 N3 W9$ E18 FGR=[YR=2005] S15 E21 N31 W21 S16$ N16 E21 N23$.

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	0812	CONCRETE C	0	100	0	0	2,135.00	SF	4.00	4.00	100	2005	2005	3	84	7,174	
2	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2008	2008	3	48	768	

LAND DESCRIPTION

TOTAL OB/XF 7,942

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.45 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS