LOT 4
IN OR 2117/95
BELL LAGOON REPLAT OF A

LEE ASHLEY N
96921 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-0118-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

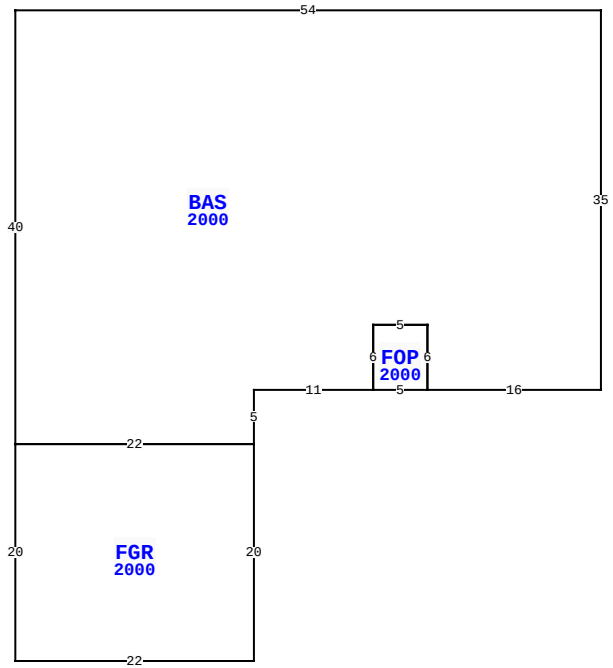
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,970	100	2000	1,970	231,696
FGR	440	55	2000	242	28,462
FOP	30	30	2000	9	1,059
TOTALS	2,440			2,221	261,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	101.2536	133.65	296,837	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2018 Heated Area: 1970 HX Base Yr 2018



96921 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,685
TOTAL MARKET OB/XF VALUE		3,529
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		424,214
SOH/AGL Deduction		167,067
ASSESSED VALUE		257,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,425
TOTAL JUST VALUE		424,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007966	GARAGE ADD	100,598	05/23/2022
M1701862	H/AC	0	03/01/2017
984938	NEW CONSTR	89,455	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0195	4/28/2017	WD	Q	I	01	230,000
GRANTOR: DARBY JACKIE & MICHAE						
GRANTEE: LEE ASHLEY N						
2045/1785	4/13/2016	SW	U	I	12	150,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: DARBY JACKIE & MICH						

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	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1999	1999	3	75	624	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W54 S40 FGR=[YR=2000] S20 E22 N20 W22 $ E22 N5 E11 FOP=[YR=2000] E5 N6W5 S6 $ N6 E5 S6 E16 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 3,529

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 09/13/2022 BY DJ Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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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	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

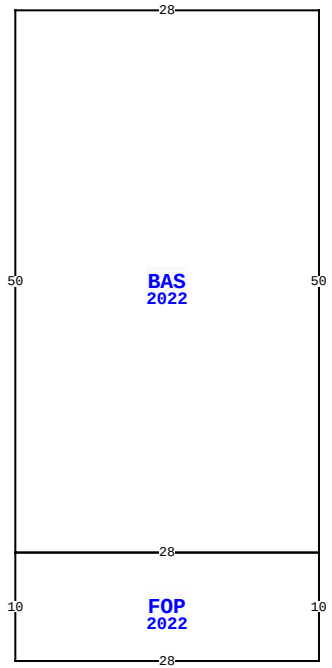
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2022	1,400	32,516
FOP	280	30	2022	84	1,951
TOTALS	1,680			1,484	34,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,484	64.0500	23.70	35,171	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2018 Heated Area: 1400 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: BANK OF AMERICA NA						
GRANTEE: DARBY JACKIE & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W28 S50 FOP=[YR=2022] S10 E28 N10 W28$ E28 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/13/2022 BY DJ Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS