

LOT 5
IN OR 996/1654
BELL LAGOON REPLAT OF A

HANEY WILLIAM & MELISSA
96923 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-0118-0005-0000



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 80		
Interior Floo		11	CLAY TILE 20		
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		00	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	1,523	100	2002	1,523	173,444
FGR	441	55	2002	243	27,674
FOP	84	30	2002	25	2,847
FOP	84	30	2002	25	2,847
PTO	54	5	2002	3	342
USP	120	30	2018	36	4,100
TOTALS	2,306			1,855	211,253

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,855	96.6672	127.60	236,698	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM - 100% - 2003

Heated Area: 1523

HX Base Yr 2003

The site map illustrates a property layout with several buildings and their dimensions. The buildings are labeled as follows:

- USP 2018**: A rectangular building with a width of 15 and a height of 8.
- PTO 2002**: A rectangular building with a width of 12 and a height of 2.
- FOP 2002**: A rectangular building with a width of 12 and a height of 7.
- BAS 2002**: A large rectangular building with a width of 43 and a height of 21.
- FGR 2002**: A rectangular building with a width of 21 and a height of 21.

The lot dimensions are as follows:

- Top boundary: 15
- Right boundary: 43
- Bottom boundary: 21
- Left boundary: 22
- Internal dimensions and offsets: 8, 6, 2, 3, 4, 11, 9, 7, 12, 17, 12, 5, 6, 4, 9, 18, 21, 9, 3, 12,