

LOT 6
BELL LAGOON REPLAT OF A
PORTION OF CHESTER MEADOWS

BARBER JAMES & LISA
96931 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-0118-0006-0000



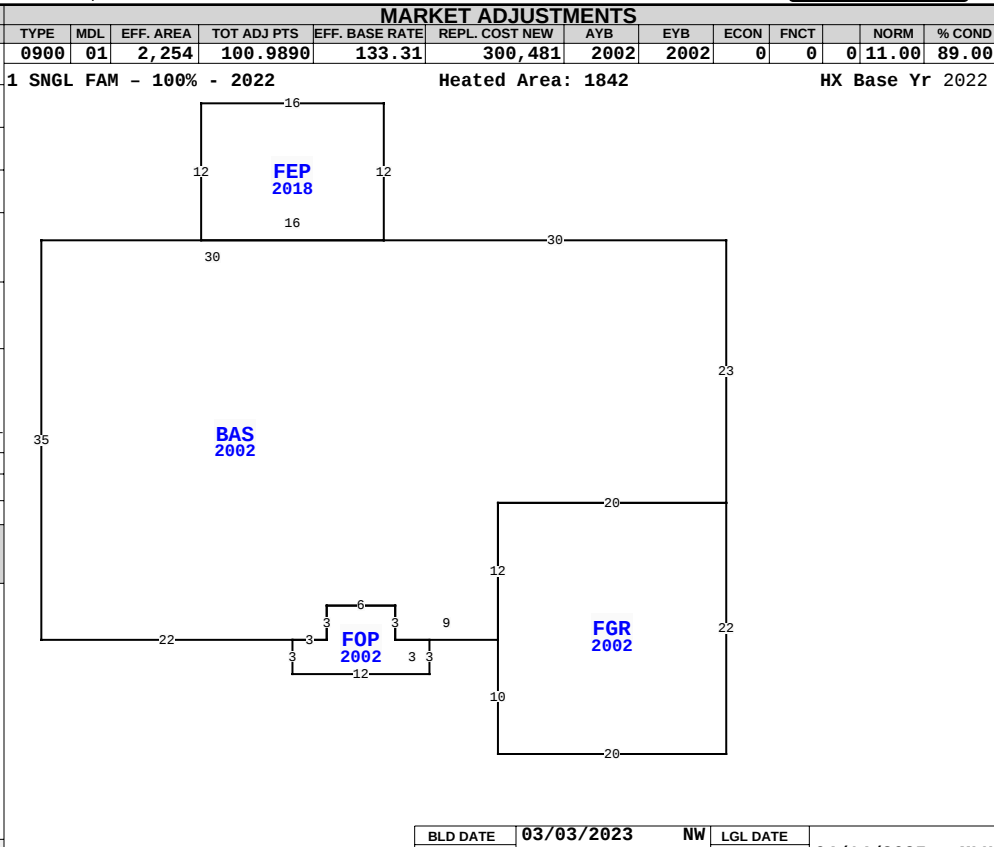
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,842	100	2002	1,842	218,546
FEP	192	80	2018	154	18,272
FGR	440	55	2002	242	28,712
FOP	54	30	2002	16	1,898
TOTALS	2,528			2,254	267,428

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,952.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00



96931 BLACKROCK RD, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 04/14/2025 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,528	
TOTAL MARKET OB/XF VALUE		6,246	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		407,774	
SOH/AGL Deduction		194,234	
ASSESSED VALUE		213,540	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		162,818	
TOTAL JUST VALUE		407,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707687	WINDOWS	2,350	12/01/2017
B0209774	NEW CONSTR	136,242	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0134	11/22/2021	WD	Q	I	01	387,900
GRANTOR: O'QUINN JOSEPH T & CH						
GRANTEE: BARBER JAMES & LISA						
1051/0801	4/23/2002	QC	Q	V	01	10,500
GRANTOR: THOMPSON CHRISTINA M						
GRANTEE: O'QUINN JOSEPH T &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W30 FEP=[YR=2018] N12 W16 S12 E16\$ W30 S35 E22									
FOP=[YR=2002] S3 E12 N3 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E9									
FGR=[YR=2002] S10 E20 N22 W20 S12\$ N12 E20 N23\$.									

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