

PT OF TRACT A
IN OR 2227/292
BELL LAGOON R/P OF CHESTER

MCAFEE COLE KNUTE & JULIE MOORE
96887 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-0118-000A-0010


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,060 TOTAL MARKET VALUE 3,060 SOH/AGL Deduction 1,274 ASSESSED VALUE 1,786 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,786 TOTAL JUST VALUE 3,060 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,880																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2227/0292</td> <td>9/27/2018</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: STUMBO VIRGIL C & MA GRANTEE: MCAFEE COLE KNUTE & 2075/0105 9/28/2016 QC U V 11 100 GRANTOR: FRYE LAURIE A GRANTEE: STUMBO VIRGIL C & M										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2227/0292	9/27/2018	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2227/0292	9/27/2018	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										BLACKROCK RD, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU																																	
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																											
																	BUILDING NOTES 																										
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LAND DESCRIPTION										TOTAL OB/XF																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		RSF-1	0.00	0.00	0.24	AC		1.00	1.00	0.15	85,000.00	12,750.00	3,060																										
REVIEW DATE 04/11/2025 BY MLU Total Acres: 0.24 Total Land Value: 3,060 Market: 0 Agricultural: 0 Common: 3,060 PRINTED 07/30/2025 BY SYS																																											