LOT 1
IN OR 2701/1320
CHESTER FOREST UNR

LUCAS CARL M & ELAINE M
96843 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-5098-0001-0000

BUILDING CHARACTERISTICS

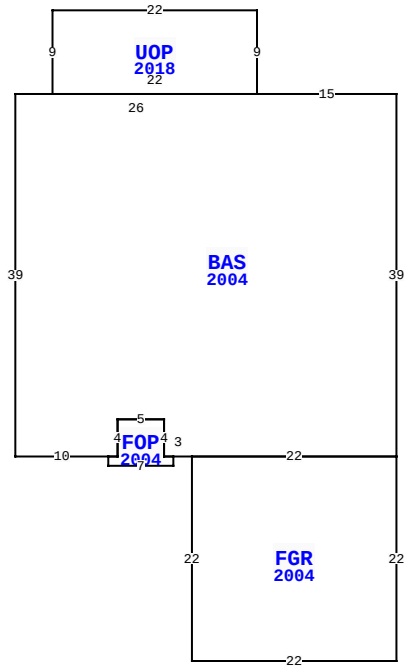
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,579	100	2004	1,579	185,297
FGR	484	55	2004	266	31,216
FOP	27	30	2004	8	939
UOP	198	20	2018	40	4,694
TOTALS	2,288			1,893	222,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	98.7840	130.39	246,828	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 1579 HX Base Yr 2025



96843 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,145
TOTAL MARKET OB/XF VALUE		9,374
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		356,519
SOH/AGL Deduction		0
ASSESSED VALUE		356,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,797
TOTAL JUST VALUE		356,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1320	3/18/2024	WD	Q	I	01	420,000
GRANTOR: DINKINS CATHERINE A M						
GRANTEE: LUCAS CARL M & ELAI						
2442/1810	3/12/2021	WD	Q	I	01	270,000
GRANTOR: ADAMS SEAN E & JULIE						
GRANTEE: DINKINS DANIEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 UOP=[YR=2018] N9 W22 S9 E22$ W26 S39 E10
FOP=[YR=2004] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E3
FGR=[YR=2004] S22 E22 N22 W22$ E22 N39$.

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	0811	CONCRETE B	0	100	0	0	2,172.00	SF	5.20	5.20	100	2004	2004	3	83	9,374	

LAND DESCRIPTION

TOTAL OB/XF 9,374

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	100.00	220.00	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: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS