LOT 2
IN OR 1479/1424
CHESTER FOREST UNR

PARKS SHEILA K
96845 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-5098-0002-0000

NASSAU COUNTY PROPERTY

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 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

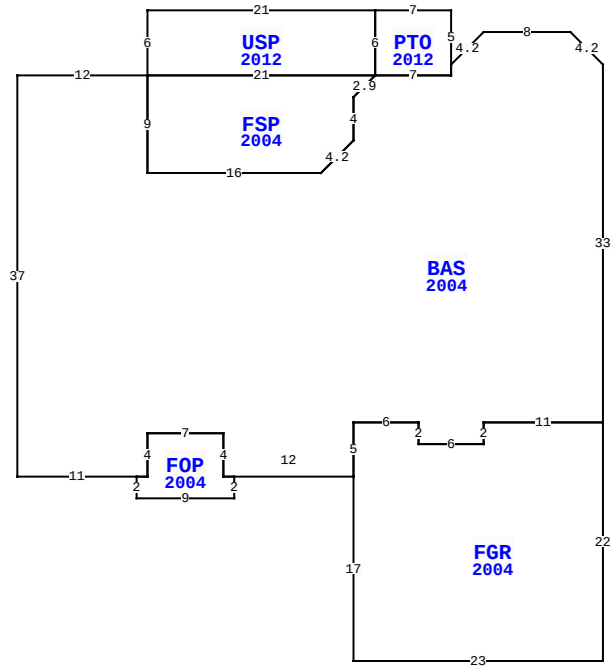
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	2004	1,746	223,202
FGR	494	55	2004	272	34,772
FOP	46	30	2004	14	1,790
FSP	169	40	2004	68	8,693
PTO	42	5	2012	2	256
USP	126	30	2012	38	4,858
TOTALS	2,623			2,140	273,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	107.6040	142.04	303,966	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2008 Heated Area: 1746 HX Base Yr 2008



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

96845 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,569
TOTAL MARKET OB/XF VALUE		7,155
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		405,724
SOH/AGL Deduction		233,821
ASSESSED VALUE		171,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,181
TOTAL JUST VALUE		405,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105673	ROOF	25,663	05/05/2021
B25973	ADDITION	3,431	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1424	2/20/2007	WD	Q	I		230,000
GRANTOR: BICKEL STEPHEN P & CA						
GRANTEE: PARKS SHEILA K						
1266/1839	10/19/2004	WD	Q	I		179,900
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: BICKEL STEPHEN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L3 U3 W8 D3 L3 PTO=[YR=2012] N5 W7
USP=[YR=2012] W21 S6 FSP=[YR=2004] S9 E16 U3 R3 N4 U2 R2
W21$ E21 N6$ S6 E7 N1$ S1 W7 L2 D2 S4 D3 L3 W16 N9 W12
S37 E11 FOP=[YR=2004] S2 E9 N2 W1 N4W7 S4 W1$ E1 N4 E7 S4 E12
FGR=[YR=2004] S17 E23 N22 W11 S2 W6 N2 W6 S5$ N5 E6 S2 E6 N2
E11 N33$.

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	0812	CONCRETE C	0	100	0	0	2,155.00	SF	4.00	4.00	100	2004	2004	3	83	7,155	

LAND DESCRIPTION

TOTAL OB/XF 7,155

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