LOT 3
IN OR 2324/628
CHESTER FOREST UNR

PAETSCH TIMOTHY L
96849 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-5098-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

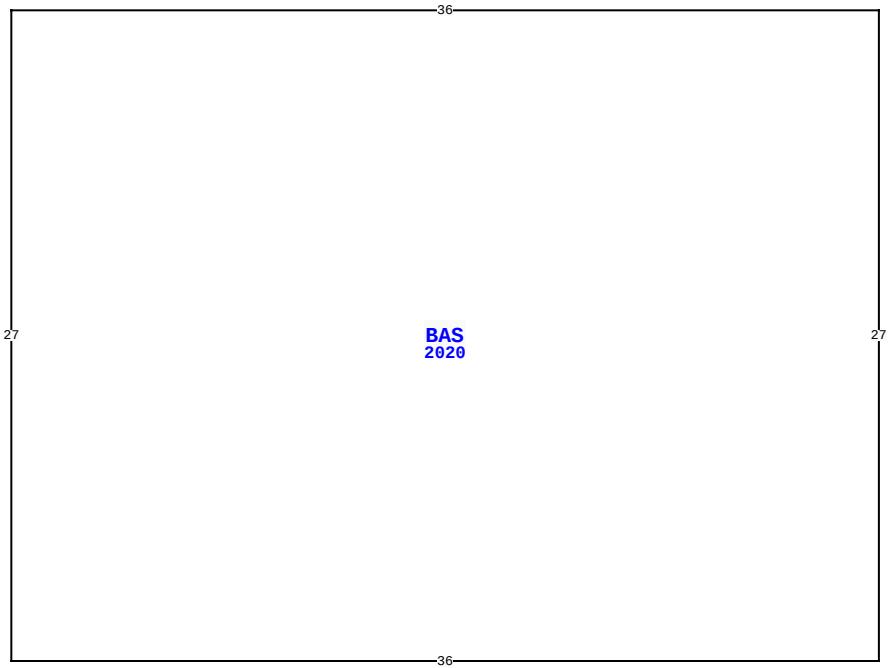
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	972	100	2020	972	109,241
TOTALS	972			972	109,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	972	126.7812	114.10	110,905	2020	2020	0	0	0	1.50	98.50

1 SFR MODULR – 100% - 2016 Heated Area: 972 HX Base Yr 2016



96849 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,860
TOTAL MARKET OB/XF VALUE		2,837
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		250,697
SOH/AGL Deduction		111,284
ASSESSED VALUE		139,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,691
TOTAL JUST VALUE		250,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008264	GARAGE	28,980	10/05/2020
C2005855	CO ISSUED	0	09/22/2020
B2005855	MODULAR HM	0	06/01/2020
9800019	REMODEL	5,996	11/01/1998
970644	MH MOVE-ON	2,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0242	12/27/2019	FJ	U	I	11	100
GRANTOR: PAETSCH JANETTE C EST						
GRANTEE: PAETSCH TIMOTHY L &						
2324/0628	12/10/2019	QC	U	I	11	19,400
GRANTOR: PAETSCH WALTER E						
GRANTEE: PAETSCH TIMOTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S27 E36 N27$.

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	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1980	1980	3	30	273	
2	0510	GARAGE WD-	0	100	18	25	450.00	SF	21.00	21.00	100	1992	1992	3	20	1,890	
3	0350	CARPORT WD	0	100	18	24	432.00	SF	7.80	7.80	100	1992	1992	3	20	674	

LAND DESCRIPTION

TOTAL OB/XF 2,837

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-	1100.00	220.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

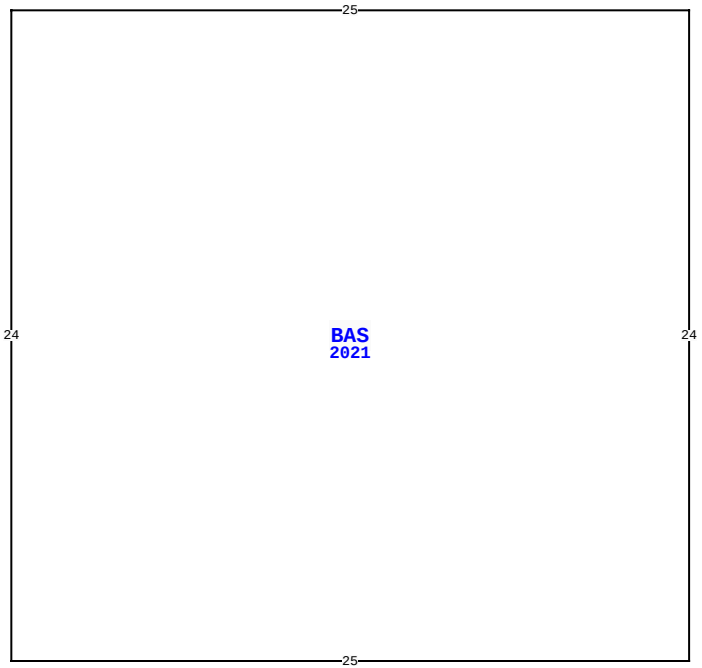
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	13,619
TOTALS	600			600	13,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2016 Heated Area: 600 HX Base Yr 2016



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GRANTOR: PAETSCH WALTER E						
GRANTEE: PAETSCH TIMOTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S24 E25 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS