LOT 4
IN OR 1697/536
CHESTER FOREST UNR

GRIFFITH LACIE AMANDA
96855 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-5098-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

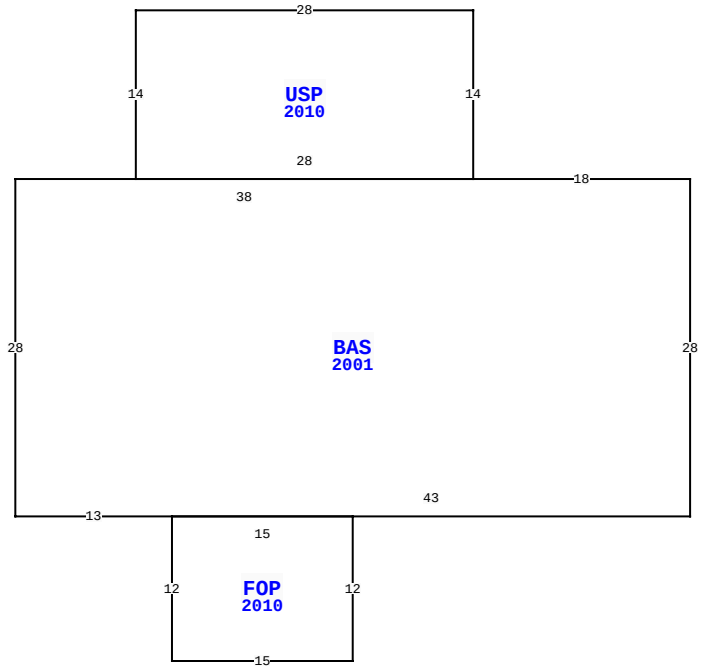
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,568	100	2001	1,568	146,229
FOP	180	30	2010	54	5,036
USP	392	30	2010	118	11,004
TOTALS	2,140			1,740	162,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,740	116.7600	105.08	182,839	2001	2001	0	0	0	11.25	88.75

1 SFR MODULR – 100% - 2022 Heated Area: 1568 HX Base Yr 2022



96855 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		162,270
TOTAL MARKET OB/XF VALUE		10,840
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		298,110
SOH/AGL Deduction		98,371
ASSESSED VALUE		199,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,017
TOTAL JUST VALUE		298,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108425	NEW CONSTR	75,000	06/01/2001
M015136	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1246	12/21/2021	QC	U	I	11	100
GRANTOR: GRIFFITH MARK G						
GRANTEE: GRIFFITH LACIE AMAN						
1697/0536	8/30/2010	WD	Q	I	01	127,000
GRANTOR: LESTER LINDA						
GRANTEE: GRIFFITH MARK G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 USP=[YR=2010] N14 W28 S14 E28 $ W38 S28 E13 FOP=[YR=2010] S12 E15 N12 W15 $ E43 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,206.00	SF	4.00	4.00	100	2003	2003	3	82	7,236	
3	0855	CONC PAVER	0	100	27	5	135.00	SF	6.00	6.00	100	2003	2003	3	82	664	

LAND DESCRIPTION

TOTAL OB/XF 10,840

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