LOT 5
IN OR 2566/1145
CHESTER FOREST UNR

MORLEY DANIEL
96857 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-5098-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

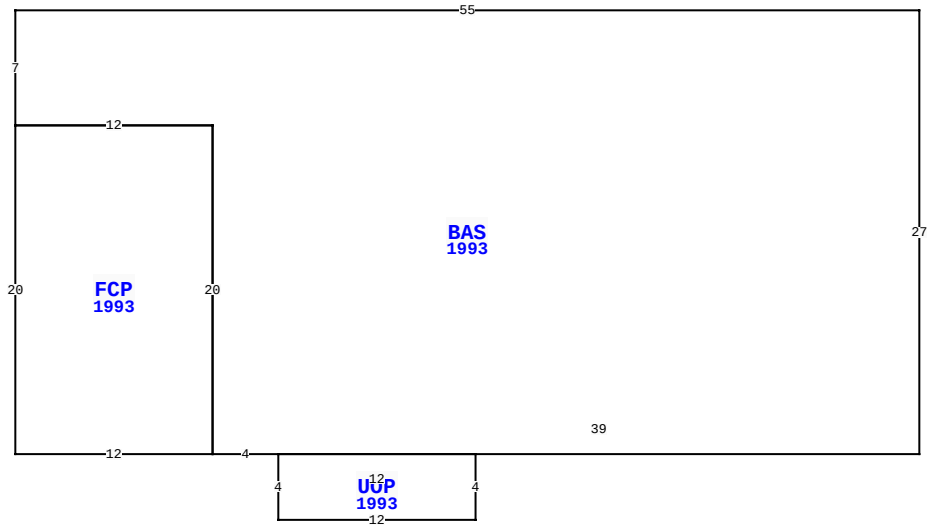
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,245	100	1993	1,245	145,912
FCP	240	25	1993	60	7,032
UOP	48	20	1993	10	1,172
TOTALS	1,533			1,315	154,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,315	116.0640	153.20	201,458	1976	1996	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 2023 Heated Area: 1245 HX Base Yr 2023



96857 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		154,115
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		279,115
SOH/AGL Deduction		71,423
ASSESSED VALUE		207,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,970
TOTAL JUST VALUE		279,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
950307	REPAIR/RRF	1,950	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1145	5/27/2022	WD	Q	I	01	200,000
GRANTOR: TURNER KENNY R						
GRANTEE: MORLEY DANIEL						
2322/0820	3/06/2019	WD	U	I	11	100
GRANTOR: MALONE DEBRA H & SAND						
GRANTEE: TURNER KENNY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S7 FCP=[YR=1993] S20 E12 N20W12$ E12 S20 E4
UOP=[YR=1993] S4 E12 N4W12$ E39 N27$.

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
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