LOT 8
IN OR 458 PG 400
CHESTER FOREST UNR

HOGUE JIMMY L & NANETTE L
96873 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-5098-0008-0000

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 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

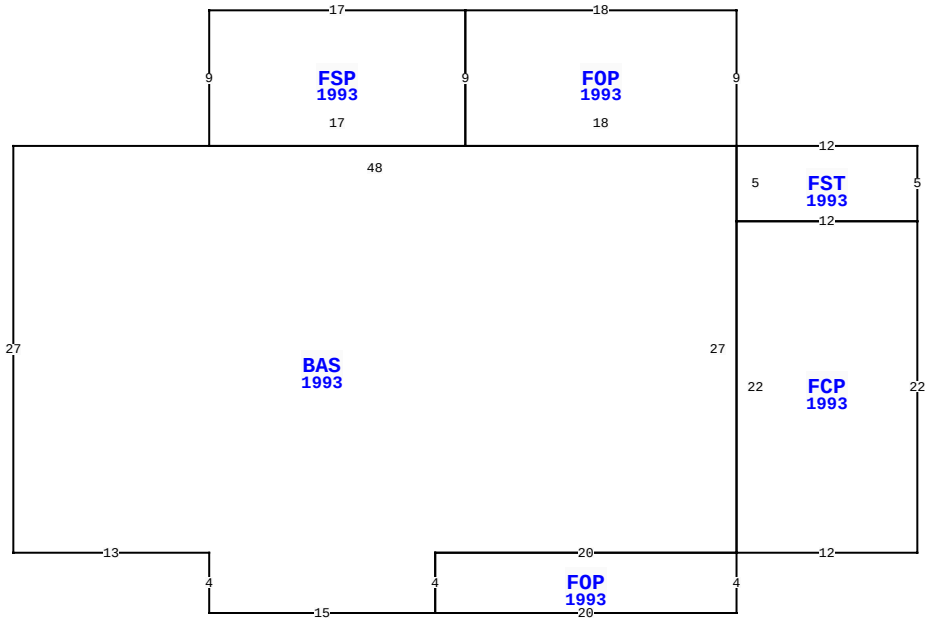
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	151,135
FCP	264	25	1993	66	7,356
FOP	80	30	1993	24	2,675
FOP	162	30	1993	49	5,461
FSP	153	40	1993	61	6,798
FST	60	55	1993	33	3,678
TOTALS	2,075			1,589	177,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,589	115.6680	152.68	242,609	1980	1990	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 1986 Heated Area: 1356 HX Base Yr 1986



96873 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		177,105
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		304,065
SOH/AGL Deduction		203,400
ASSESSED VALUE		100,665
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		44,943
TOTAL JUST VALUE		304,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2110009	ROOF	11,000	07/29/2021
95-0389	REPAIR/RRF	1,950	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0458/0400	6/01/1985	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						
0458/0398	6/01/1985	WD	Q	I		42,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E13 S4 E15 FOP=[YR=1993] E20 N4 W20S4$ N4 E20 FCP=[YR=1993] E12 N22 FST=[YR=1993] N5 W12 S5E12$ W12S22$ N27$ FOP=[YR=1993] N9 W18 FSP=[YR=1993] W17 S9 E17 N9$ S9 E18$.

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	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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 05/12/2019 BY KBA Total Acres: 0.61 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS