LOT 9
IN OR 815/1120
CHESTER FOREST UNR

EVANS WILLIE JR & VIRGINIA D
96875 BLACKROCK ROAD
YULEE, FL 32097

2025

43-3N-28-5098-0009-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

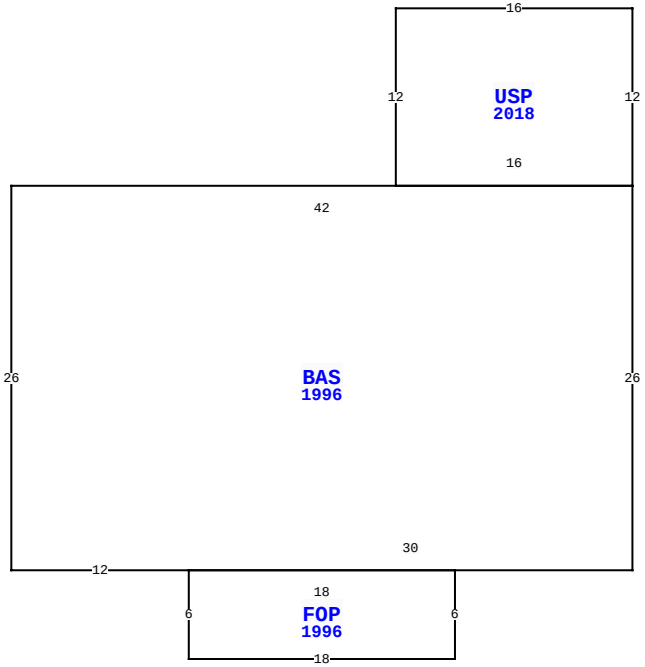
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1996	1,092	129,278
FOP	108	30	1996	32	3,788
USP	192	30	2018	58	6,866
TOTALS	1,392			1,182	139,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,182	103.9860	137.26	162,241	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1999 Heated Area: 1092 HX Base Yr 1999



96875 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		139,933
TOTAL MARKET OB/XF VALUE		8,468
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		273,401
SOH/AGL Deduction		177,665
ASSESSED VALUE		95,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,014
TOTAL JUST VALUE		273,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703905	REPAIR/RRF	6,500	06/01/2017
9502423	NEW CONSTR	63,045	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1120	12/04/1997	WD	Q	I	06	40,150
GRANTOR: EVANS VIRGINIA D F/K/						
GRANTEE: EVANS WILLIE JR & V						
0727/1181	4/12/1995	WD	Q	V		7,500
GRANTOR: COOPER GAIL SPRATT P/						
GRANTEE: BROWN VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] N12 W16 S12 E16$ BAS=[YR=1996] W42 S26 E12
FOP=[YR=1996] S6 E18 N6 W18$ E30 N26$.

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	416.00	SF	6.50	6.50	100	1996	1996	3	70	1,893	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2024	2022		97	3,880	

LAND DESCRIPTION

TOTAL OB/XF 8,468

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.59 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS