LOT 1 & PT OF JOHN LOWE MILL
GRANT SEC 43-3N-28E IN
OR 2188/1015

NUNNALLY LOGAN V & ASHLEY N
96895 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-5101-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

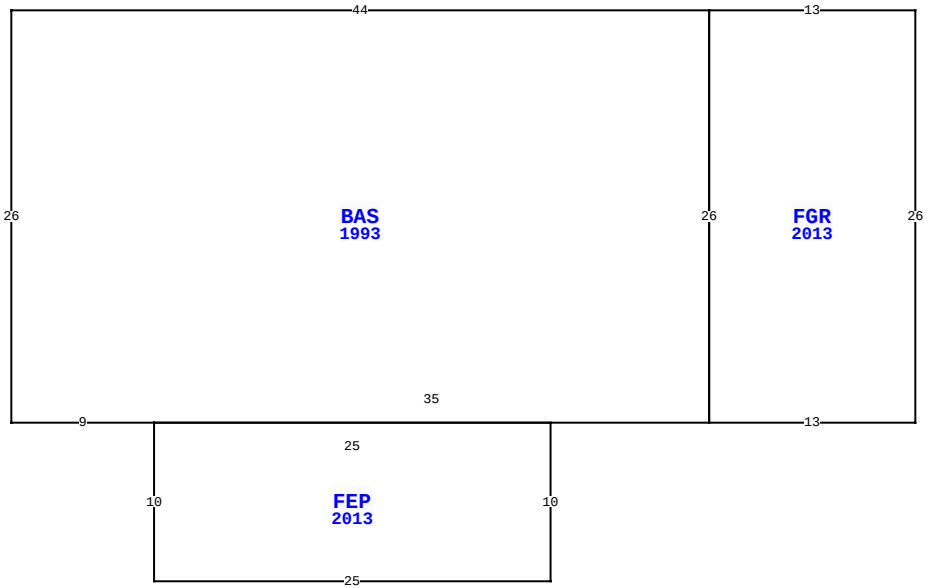
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,144	100	1993	1,144	134,254
FEP	250	80	2013	200	23,471
FGR	338	55	2013	186	21,828
TOTALS	1,732			1,530	179,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,530	104.2848	137.66	210,620	1984	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2019 Heated Area: 1144 HX Base Yr 2019



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

96895 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,554
TOTAL MARKET OB/XF VALUE		1,316
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		305,870
SOH/AGL Deduction		145,126
ASSESSED VALUE		160,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,022
TOTAL JUST VALUE		305,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009192	CARPORT T500	16,620	07/18/2023
R1615155	ROOF	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1015	4/03/2018	WD	Q	I	01	159,900
GRANTOR: STEFFEK PAMELA R						
GRANTEE: NUNNALLY LOGAN V &						
2083/1228	11/10/2016	WD	Q	I	01	139,000
GRANTOR: INTEGRITY PROPERTIES						
GRANTEE: STEFFEK PAMELA R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W13 BAS=[YR=1993] W44 S26 E9 FEP=[YR=2013] S10 E25 N10 W25 $ E35 N26$ S26 E13 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	9	10	90.00	SF	6.50	6.50	100	1984	1984	3	41	240	
2	0810	CONCRETE A	0	100	23	10	230.00	SF	6.50	6.50	100	1997	1997	3	72	1,076	

LAND DESCRIPTION

TOTAL OB/XF 1,316

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 07/17/2024 BY NW Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS