IN OR 2588/1337
A/K/A LOT 12 UNR SUB

ELLIS SUSAN EMILY
96692 BLACKROCK RD
YULEE, FL 32097

2025

44-3N-28-0000-0001-0120

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

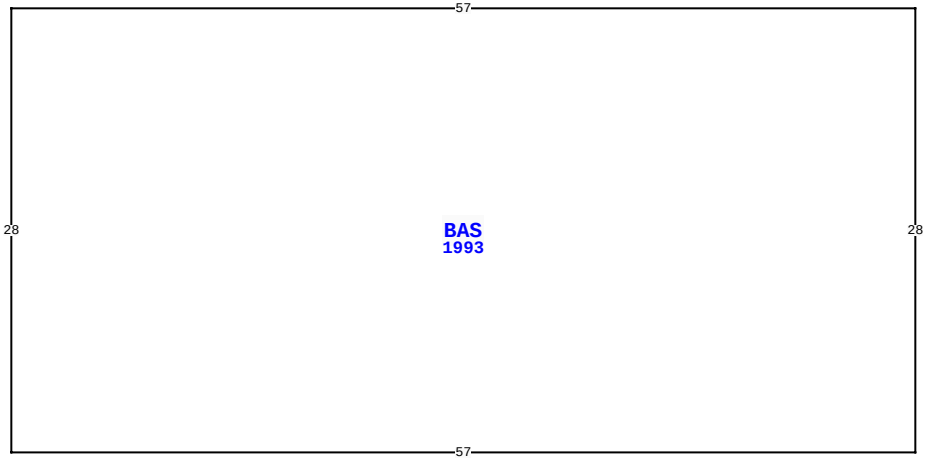
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1993	1,596	187,056
TOTALS	1,596			1,596	187,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,596	113.8320	150.26	239,815	1978	1998	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 2023 Heated Area: 1596 HX Base Yr 2023



96692 BLACKROCK RD, YULEE

BLD DATE	03/19/2008	RK	LGL DATE	
XF DATE	03/19/2008	RK	LAND DATE	04/14/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,056
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		314,828
SOH/AGL Deduction		217,507
ASSESSED VALUE		97,321
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		41,599
TOTAL JUST VALUE		314,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011	REPAIR/RRF	1,600	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1337	9/02/2022	WD	Q	I	01	275,000
GRANTOR: CAREY ANTHONY GLENDEN						
GRANTEE: ELLIS SUSAN EMILY						
1523/0146	9/04/2007	QC	Q	I	01	75,000
GRANTOR: CAREY ANTHONY GLENDEN						
GRANTEE: CAREY ANTHONY GLEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S28 E57 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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1980	1980	3	30	1,092	
2	0680	POLE SHED	0	100	0	0	140.00	SF	10.00	10.00	100	1980	1980	3	20	280	
3	0510	GARAGE WD-	0	100	10	14	140.00	SF	35.00	35.00	100	1980	1980	3	20	980	
4	0681	POLE SHED	0	100	10	14	140.00	SF	15.00	15.00	100	1986	1986	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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	000100	C	RES	100		RSF-	1103.00	210.00	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