



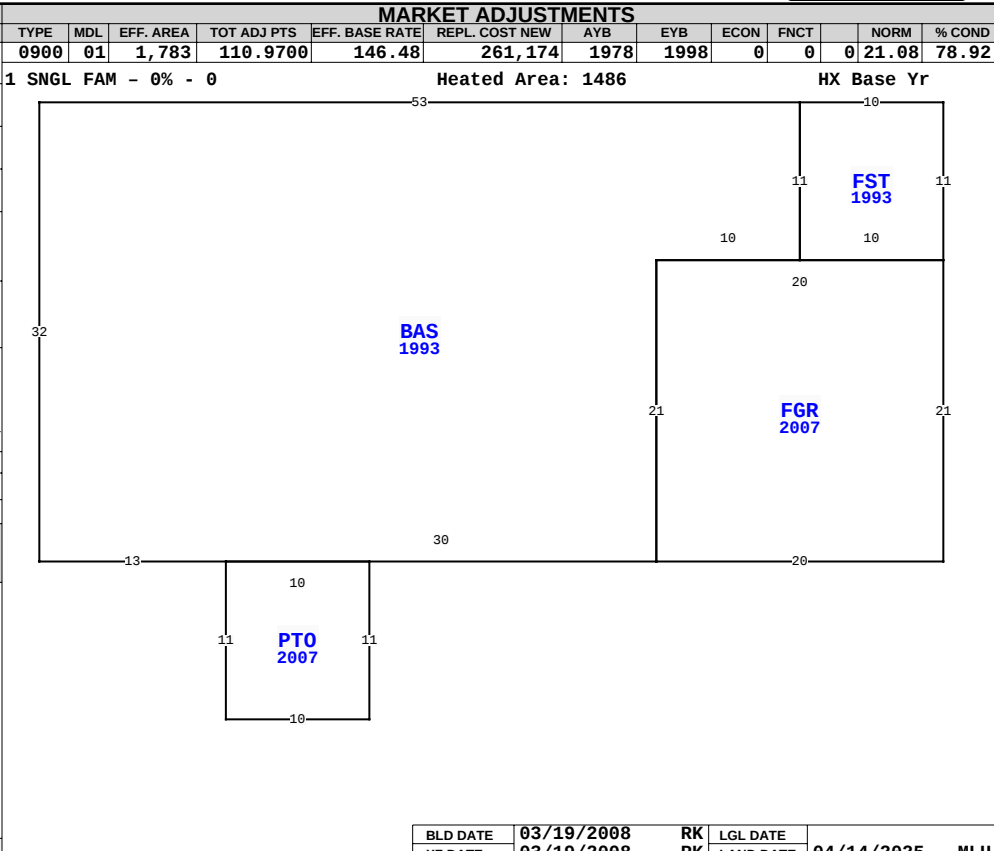
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,486	100	1993	1,486	171,784
FGR	420	55	2007	231	26,704
FST	110	55	1993	60	6,936
PTO	110	5	2007	6	694
TOTALS	2,126			1,783	206,119

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	0	0	631.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF	1106.00	203.00	1.00



96680 BLACKROCK RD, YULEE	BLD DATE 03/19/2008	RK	LGL DATE	
	XF DATE 03/19/2008	RK	LAND DATE	04/14/2025
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	206,119		
TOTAL MARKET OB/XF VALUE	4,231		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	335,350		
SOH/AGL Deduction	113,843		
ASSESSED VALUE	221,507		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	221,507		
TOTAL JUST VALUE	335,350		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	239,824		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2056/0772	6/28/2016	WD	U	I	11	100	
GRANTOR: MANGANARO MARIO P & R							
GRANTEE: MANGANARO FAMILY TR							
1131/1809	4/23/2003	WD	Q	I		115,000	
GRANTOR: GARRETT NORMAN F & VA							
GRANTEE: MANGANARO MARIO P &							

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W10 BAS=[YR=1993] W53 S32 E13 PTO=[YR=2007] S11 E10 N11 W10 \$ E30 FGR=[YR=2007] E20 N21 W20 S21 \$ N21 E10 N11 \$ S11 E10 N11 \$.									