IN OR 648/411
A/K/A LOT 19 UNR SUB

STEWART SAMUEL E III
85639 JOANN RD
YULEE, FL 32097

2025

44-3N-28-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

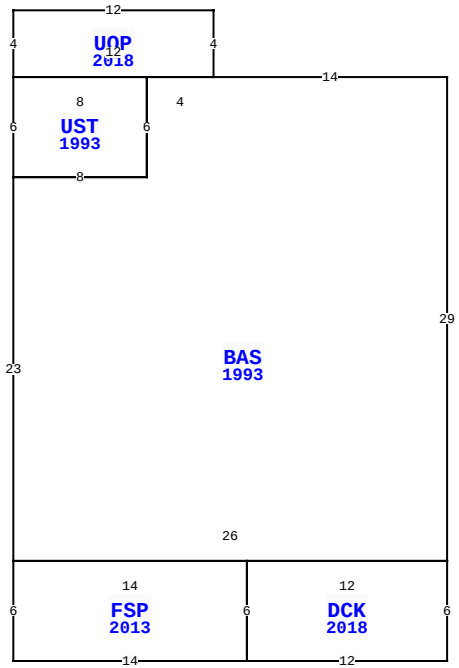
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	706	100	1993	706	62,217
DCK	72	10	2018	7	617
FSP	84	40	2013	34	2,996
UOP	48	20	2018	10	881
UST	48	45	1993	22	1,939
TOTALS	958			779	68,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	779	107.8000	107.80	83,976	1955	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 706 HX Base Yr



96658 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	68,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	193,650
SOH/AGL Deduction	86,804
ASSESSED VALUE	106,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,846
TOTAL JUST VALUE	193,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7901	CHNGE SRVC	100	01/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0411	2/07/1992	WD	Q	I		23,500
GRANTOR: FIRST GUARANTY BANK						
GRANTEE: STEWART SAMUEL E II						
0647/0278	1/24/1992	WD	U	I	10	100
GRANTOR: MURRAY NETTIE M						
GRANTEE: FIRST GUARANTY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2018] N4 W12 S4 E12$ W4
UST=[YR=1993] W8 S6 E8 N6$ S6 W8 S23 FSP=[YR=2013] S6 E14
DCK=[YR=2018] E12 N6 W12 S6$ N6 W14 $ E26 N29 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-	1120.00	185.00	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: 0.56 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS