

OR 2689/1757
EX 1-33 1-35 1-36 & 1-37

BRENNAN KEANE
96512 BLACKROCK RD
YULEE, FL 32097

2025

44-3N-28-0000-0001-0340



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	25	MOD METAL 80								0820	02	1,274	102.0000	81.60	103,958	1987	1987	0	0	20	70.00	20.00	STANDARD																
Exterior Wall	05	AVERAGE 20								1 M/H 93- - 0% - 2025										Heated Area: 1164										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																		UOP 2016																			
Roof Cover	01	MINIMUM 100																		BAS 2016																			
Interior Wall	04	PLYWOOD 100																		BAS 1993																			
Interior Floor	14	CARPET 90																																					
Interior Floor	08	SHT VINYL 10																																					
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																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200 MOBILE HOME																																					
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	924	100	1993	924	15,080																																		
BAS	240	100	2016	240	3,917																																		
UOP	360	25	1993	90	1,469																																		
UOP	80	25	2016	20	326																																		
TOTALS		1,604			1,274	20,792																																	
EXTRA FEATURES		96509 CHESTER RD, YULEE																																					
L N	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	0	17	5	85.00	SF	6.50	6.50	100	1990	1990	3	57	315																							
2	0940	SHEDS/PORT	0	0	9	12	108.00	SF	30.00	30.00	100	1994	1994	3	20	648																							
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	1990	1990	3	20	48																							
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384																							
LAND DESCRIPTION		TOTAL OB/XF 1,395																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	113.00	400.00	0.83	AC		1.00	1.00	1.00	85,000.00	85,000.00	70,550																						
2	009530	C	POND	0		OR			0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500																						
REVIEW DATE		05/12/2019		BY		KBA		Total Acres: 1.03		Total Land Value: 71,050		Market: 0		Agricultural: 0		Common: 71,050		PRINTED 07/30/2025 BY SYS																					