LOT 1
IN OR 575 PG 374
BLACKROCK ACRES PB 4/87

JONES WILLIAM L JR & CAROL
96731 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

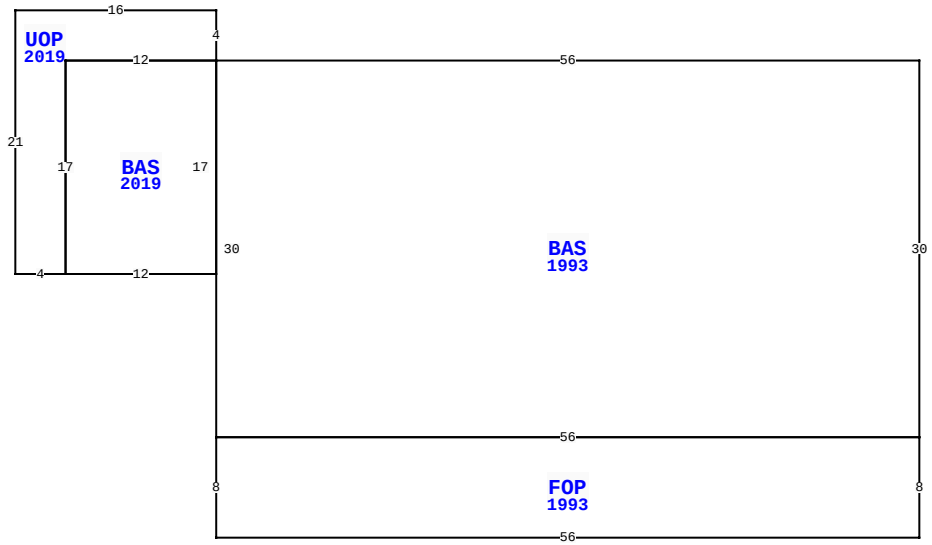
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	165,317
BAS	204	100	2019	204	20,074
FOP	448	30	1993	134	13,186
UOP	132	20	2019	26	2,558
TOTALS	2,464			2,044	201,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	120.7360	120.74	246,793	1987	1987	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1884 HX Base Yr 1979



96731 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,872
TOTAL MARKET OB/XF VALUE		9,325
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		319,697
SOH/AGL Deduction		153,062
ASSESSED VALUE		166,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,913
TOTAL JUST VALUE		319,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2036	NEW CONSTR	2,000	01/30/1987
3982	NEW CONSTR	1,400	01/20/1987
3449	NEW CONSTR	33,000	06/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0575/0374	7/25/1989	WD	U	V	10	7,300
GRANTOR: SHEFFIELD WM & ROSE						
GRANTEE: JONES WM JR & CAROL						
0307/0350	1/01/1980	CD	Q	V		7,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 UOP=[YR=2019] N4 W16 S21 E4 N17 E12$
BAS=[YR=2019] W12 S17 E12 N17$ S30 FOP=[YR=1993] S8 E56N8 W56
$ E56 N30 $.

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	0681	POLE SHED	0	100	16	30	480.00	SF	15.00	15.00	100	1979	1979	3	20	1,440	
2	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	1980	1980	3	30	351	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1988	1988	3	20	240	
5	0681	POLE SHED	0	100	27	28	756.00	SF	15.00	15.00	100	2000	2000	3	27	3,062	
6	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2003	2003	3	82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 9,325

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		OR	0.00	0.00	2.00	AC		1.00	1.00	0.55	85,000.00	46,750.00	93,500							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 2.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

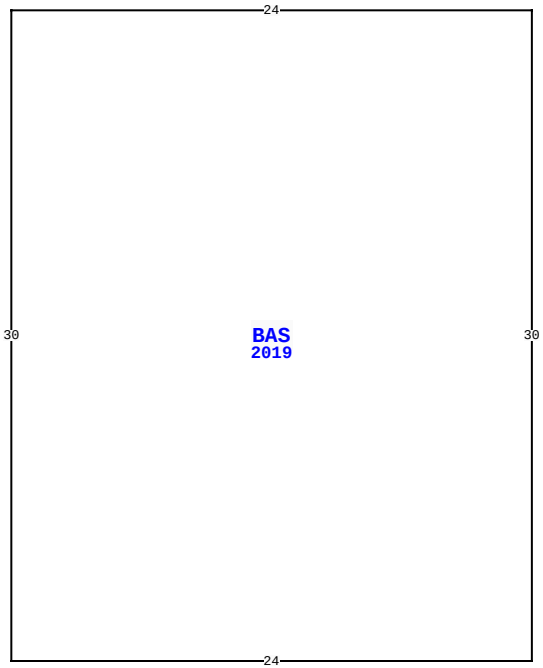
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2019	720	15,736
TOTALS	720			720	15,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.5250	23.50	16,920	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr 1979



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NASSAU COUNTY PROPERTY

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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