LOT 2
BLACKROCK ACRES PB 4/87

MCCLINTON DANNY JR
96725 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	05	Quality Level 05

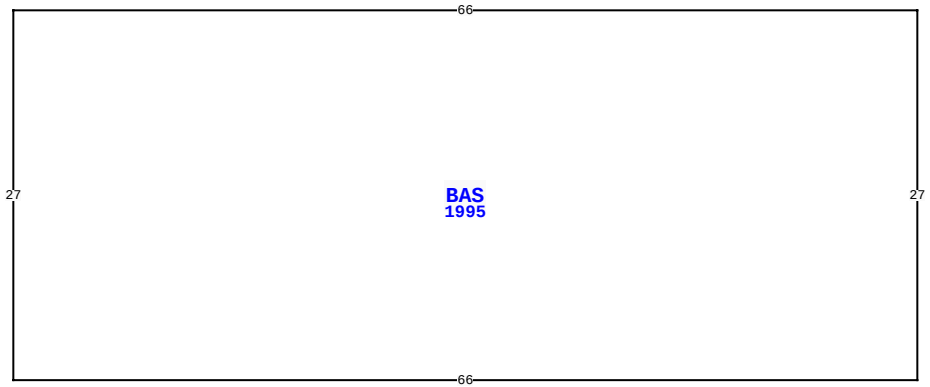
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1995	1,782	151,809
TOTALS	1,782			1,782	151,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	139.2000	118.32	210,846	1994	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2021 Heated Area: 1782 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,809
TOTAL MARKET OB/XF VALUE		13,190
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		249,999
SOH/AGL Deduction		78,438
ASSESSED VALUE		171,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,839
TOTAL JUST VALUE		249,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2005100	CHNGE SRVC	0	07/01/2020
B15585	ADDITION	35,640	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0486	4/06/2020	WD	Q	I	01	192,000
GRANTOR: KLEMAN KRIS						
GRANTEE: MCCLINTON DANNY JR						
2125/0041	6/07/2017	SW	U	I	12	61,000
GRANTOR: FANNIE MAE						
GRANTEE: KLEMAN KRIS						

96725 BLACKROCK RD, YULEE

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

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2005	2005	3	36	9,072	
3	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2005	2005	3	22	211	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2019	2019	3	82	525	

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,190

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.50	85,000.00	42,500.00	85,000							

REVIEW DATE 10/28/2019 BY KWA Total Acres: 2.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS