LOT 4 R673394
R/W ESMT IN OR 866/1523
EX ESMT OR 619/304

GRIMES KAREN P
96715 BLACKROCK RD
YULEE, FL 32097

2025

44-3N-28-5000-0004-0000

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	08	SHT VINYL 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
Quality	04	Quality Level 04

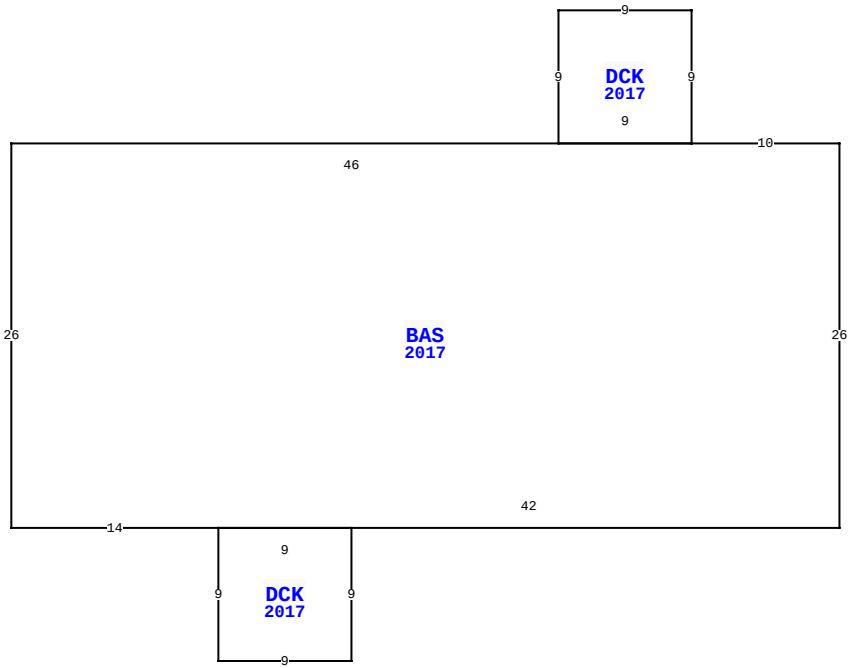
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2017	1,456	131,916
DCK	81	15	2017	12	1,087
DCK	81	15	2017	12	1,087
TOTALS	1,618			1,480	134,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,480	125.4000	106.59	157,753	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



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

96715 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,876
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		327,376
SOH/AGL Deduction		126,674
ASSESSED VALUE		200,702
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		144,980
TOTAL JUST VALUE		327,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH177894	MH MOVE-ON	0	01/01/2018
MH04618	CO ISSUED	0	11/09/2017
MH04618	MH MOVE-ON	0	09/01/2017
B1633392	DEMOLITION	0	11/01/2016
B1633393	DEMOLITION	0	11/01/2016
992555	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1450	9/09/2021	SW	Q	I	01	275,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: GRIMES KAREN P						
2067/1301	8/23/2016	WD	U	I	37	35,000
GRANTOR: INVJAXPROP LLC						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 DCK=[YR=2017] N9 W9 S9 E9$ W46 S26 E14
DCK=[YR=2017] S9 E9 N9 W9$ E42 N26$.

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.65	85,000.00	55,250.00	110,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS

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R/W ESMT IN OR 866/1523
EX ESMT OR 619/304

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2025

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BUILDING CHARACTERISTICS

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Interior Floo	08	SHT VINYL 100
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

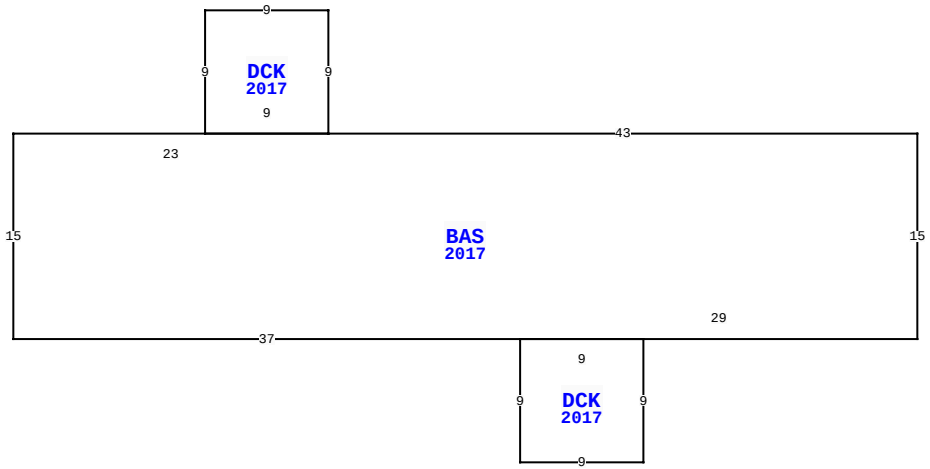
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2017	990	80,827
DCK	81	15	2017	12	980
DCK	81	15	2017	12	980
TOTALS	1,152			1,014	82,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,014	113.0000	96.05	97,395	2017	2017	0	0	0	15.00	85.00

3 M/H 94+ – 0% - 2022 Heated Area: 990 HX Base Yr 2022



96715 BLACKROCK RD, YULEE

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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		144,980
TOTAL JUST VALUE		327,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7720	MH MOVE-ON	28,000	02/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1450	9/09/2021	SW	Q	I	01	275,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: GRIMES KAREN P						
2067/1301	8/23/2016	WD	U	I	37	35,000
GRANTOR: INVJAXPROP LLC						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W43 DCK=[YR=2017] N9 W9 S9 E9$ W23 S15 E37
DCK=[YR=2017] S9 E9 N9 W9$ E29 N15$.

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS