LOT 5 R673463
IN OR 995/1982
BLACKROCK ACRES PB 4/87

BELL CLAYTON K
96709 BLACKROCK RD
YULEE, FL 32097

2025

44-3N-28-5000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

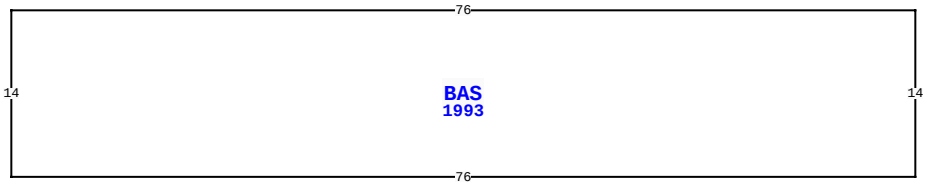
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	27,375
TOTALS	1,064			1,064	27,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	107.2000	85.76	91,249	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1064 HX Base Yr 1989



96709 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		27,375
TOTAL MARKET OB/XF VALUE		1,412
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		139,287
SOH/AGL Deduction		82,200
ASSESSED VALUE		57,087
TOTAL EXEMPTION VALUE	HX HB	32,087
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0995/1982	7/05/2001	QC	Q	I	06	19,500
GRANTOR: BELL SUSAN A						
GRANTEE: BELL CLAYTON K						
0482/0692	2/01/1986	WD	U	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1995	1995	3	20	772	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2010	2010	3	40	320	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	40	320	

LAND DESCRIPTION

TOTAL OB/XF 1,412

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	0.65	85,000.00	55,250.00	110,500							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 2.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS