LOT 6 IN OR 607/1026
1979 MONT DW
BLACKROCK ACRES PB 4/87

CARTER TROY E
96703 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0006-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

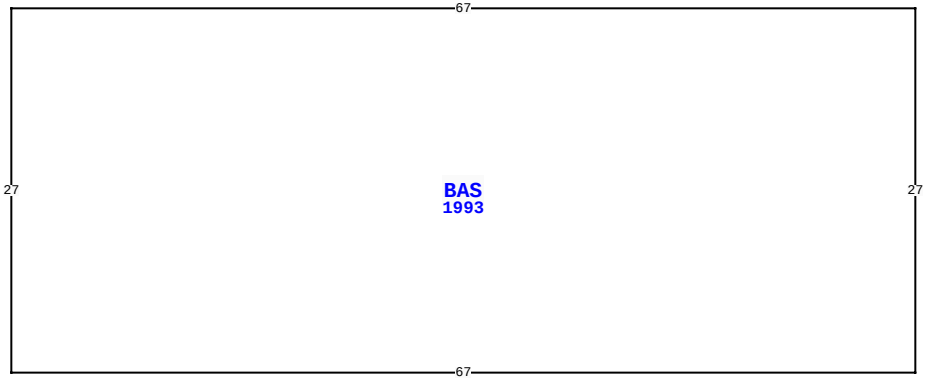
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1993	1,809	43,416
TOTALS	1,809			1,809	43,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,809	100.0000	80.00	144,720	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1809 HX Base Yr 1984



96703 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		43,416
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		170,916
SOH/AGL Deduction		122,482
ASSESSED VALUE		48,434
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,434
TOTAL JUST VALUE		170,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/1026	9/18/1990	WD	U	I	10	7,200
GRANTOR: SHEFFIELD WM & ROSE						
GRANTEE: CARTER TROY E						
0314/0508	5/01/1980	CD	Q	V		7,150
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S27 E67 N27$.

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	0.75	85,000.00	63,750.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS