LOT 7
BLACKROCK ACRES PB 4/87

CABRERA GLENDA &/GUZMAN EDUARDO CHAVEZ
30497 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

44-3N-28-5000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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	03	Quality Level 03

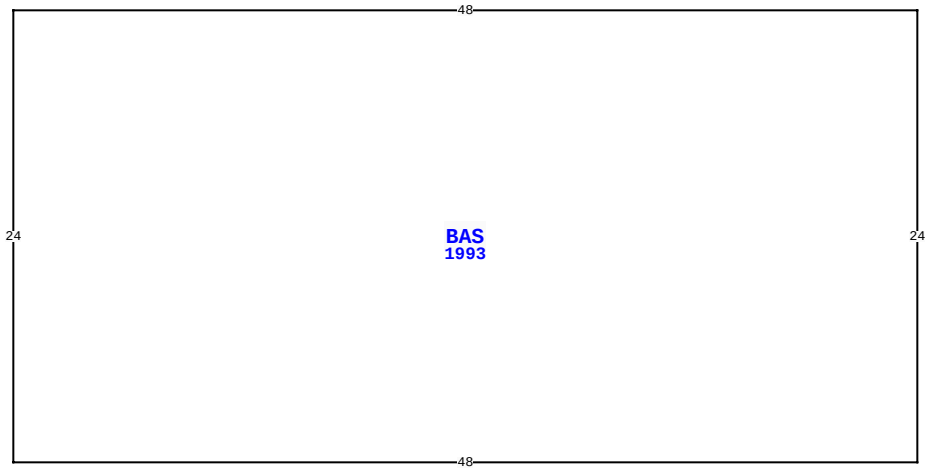
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	45,711
TOTALS	1,152			1,152	45,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	124.0000	99.20	114,278	1983	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



96697 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	45,711
TOTAL MARKET OB/XF VALUE	169
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	156,380
SOH/AGL Deduction	17,292
ASSESSED VALUE	139,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,088
TOTAL JUST VALUE	156,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8564	MH MOVE-ON	14,000	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0534	12/21/2020	WD	Q	I	01	116,000
GRANTOR: CORMIER SCHERRY & SHE						
GRANTEE: CABRERA GLENDA & ED						
2284/0882	6/10/2019	FJ	U	I	11	0
GRANTOR: CORMIER ROY A JR EST						
GRANTEE: CORMIER SCHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	1243	WD DECK F	0	0	12	8	96.00	SF	8.00	8.00	100	2005	2005	3	22	169	

LAND DESCRIPTION

TOTAL OB/XF 169

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS