LOT 8
IN OR 1660/268
2001 FTWD DW/MH &

GRIFFIN LORI E/GRIFFIN ELEANOR
96691 BLACKROCK RD
YULEE, FL 32097

2025

44-3N-28-5000-0008-0000

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	03	Quality Level 03

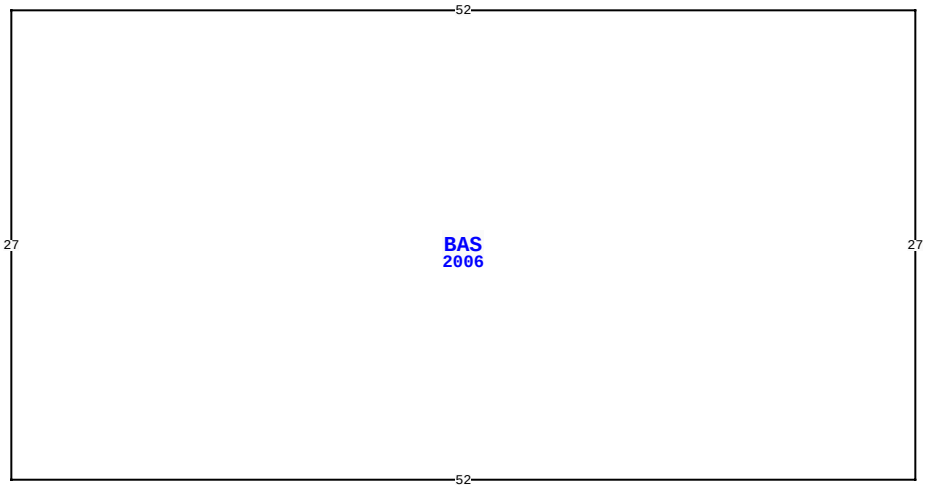
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2006	1,404	62,582
TOTALS	1,404			1,404	62,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	114.0000	96.90	136,048	2001	2001	0	0	0	54.00	46.00

3 M/H 94+ – 100% - 2009 Heated Area: 1404 HX Base Yr 2009



96691 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		166,585
TOTAL MARKET OB/XF VALUE		2,330
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		296,415
SOH/AGL Deduction		121,090
ASSESSED VALUE		175,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,603
TOTAL JUST VALUE		296,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14041	MECH OTHER	0	08/01/2008
P13421	OTHER	0	08/01/2008
B21674	FOUNDATION	1,950	07/01/2008
E21009	ELEC OTHER	0	07/01/2008
C5116	CO ISSUED	0	01/01/2008
MH5116	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1660/0268	12/14/2009	QC	U	I	11	100
GRANTOR: GRIFFIN MATTHEW D & L						
GRANTEE: GRIFFIN LORI E & EL						
1653/0393	12/14/2009	QC	U	I	11	100
GRANTOR: GRIFFIN MATTHEW D & L						
GRANTEE: GRIFFIN LORI E & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S27 E52 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
1	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1999	1999	3	26	2,330	

LAND DESCRIPTION

TOTAL OB/XF 2,330

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

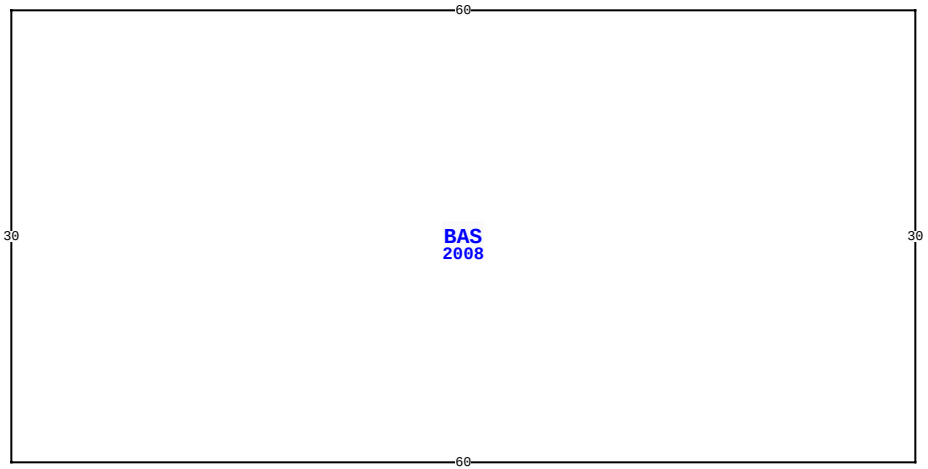
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2008	1,800	104,003
TOTALS	1,800			1,800	104,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	99.62	179,316	2007	2007	0	0	0	42.00	58.00

4 M/H 94+ – 0% - 2009 Heated Area: 1800 HX Base Yr 2009



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TOTAL JUST VALUE		296,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1063	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: GRIFFIN MATTHEW D & L						
GRANTEE: GRIFFIN LORI E & EL						
1653/0393	12/14/2009	QC	U	I	11	100
GRANTOR: GRIFFIN MATTHEW D & L						
GRANTEE: GRIFFIN LORI E & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 N30 $.

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 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