LOT 9 & PARCEL 1-25
PT OR 809/821 &
1999 SKYL TW/MH &

GRIFFIN MATTHEW A & ELEANOR
96685 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

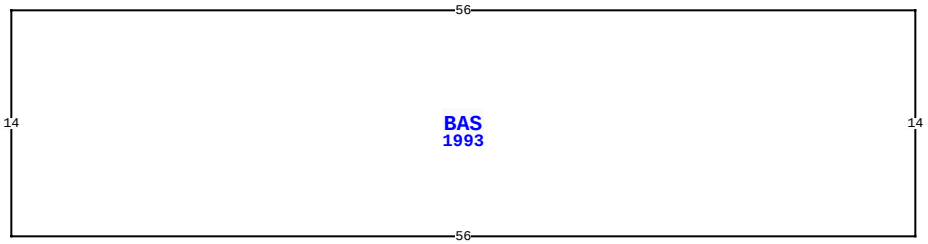
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	16,784
TOTALS	784			784	16,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	89.2000	71.36	55,946	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2005 Heated Area: 784 HX Base Yr 2005



96685 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		116,452
TOTAL MARKET OB/XF VALUE		5,755
TOTAL LAND VALUE - MARKET		232,725
TOTAL MARKET VALUE		354,932
SOH/AGL Deduction		201,912
ASSESSED VALUE		153,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,298
TOTAL JUST VALUE		354,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992647	MH MOVE-ON	0	04/01/1999
9131	MH MOVE-ON	18,000	12/08/1992
7282	MH MOVE-ON	2,000	05/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1281/1886	12/17/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MATTHEW						
GRANTEE: GRIFFIN MATTHEW & E						
1256/0059	8/30/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MARY						
GRANTEE: GRIFFIN MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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	0810	CONCRETE A	0	100	9	16	144.00	SF	6.50	6.50	100	1998	1998	3	73	683	
2	1243	WD DECK F	0	0	20	8	160.00	SF	4.00	4.00	100	2007	2007	3	27	173	
3	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	1997	1997	3	20	128	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
5	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	
6	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	36	1,296	

LAND DESCRIPTION

TOTAL OB/XF 5,755

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	3.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	229,500							
2	009530	C	POND	100		OR			1.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,225							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.29 Total Land Value: 232,725 Market: 0 Agricultural: 0 Common: 232,725 PRINTED 07/30/2025 BY SYS

LOT 9 & PARCEL 1-25
PT OR 809/821 &
1999 SKYL TW/MH &

GRIFFIN MATTHEW A & ELEANOR
96685 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0009-0000

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	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	04	Quality Level 04

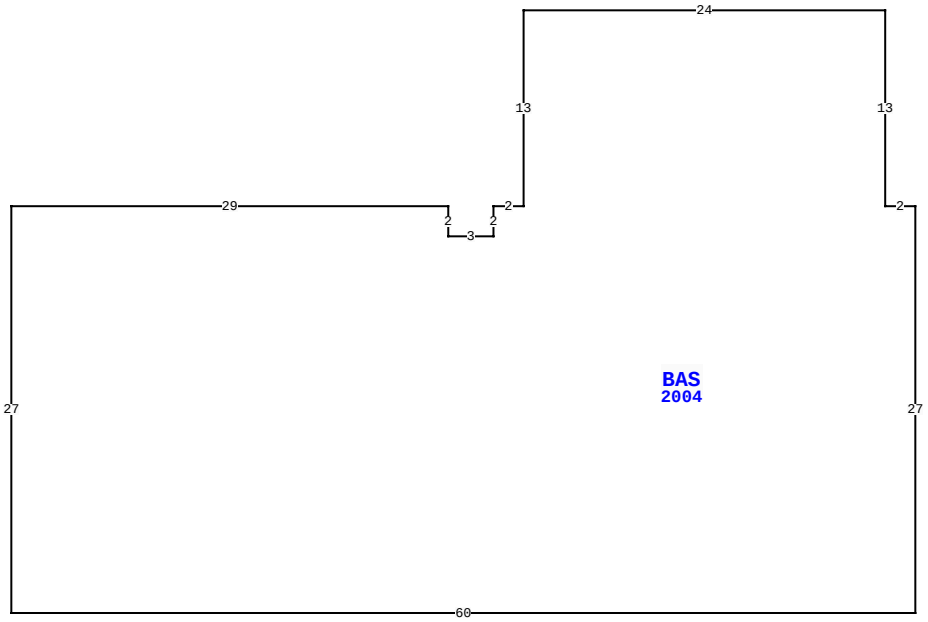
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	2004	1,926	88,641
TOTALS	1,926			1,926	88,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,926	128.9200	109.58	211,051	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2005 Heated Area: 1926 HX Base Yr 2005



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

96685 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,452
TOTAL MARKET OB/XF VALUE		5,755
TOTAL LAND VALUE - MARKET		232,725
TOTAL MARKET VALUE		354,932
SOH/AGL Deduction		201,912
ASSESSED VALUE		153,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,298
TOTAL JUST VALUE		354,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/1886	12/17/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MATTHEW						
GRANTEE: GRIFFIN MATTHEW & E						
1256/0059	8/30/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MARY						
GRANTEE: GRIFFIN MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N13 W24 S13 W2 S2 W3 N2 W29 S27 E60 N27 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 4.29 Total Land Value: 232,725 Market: 0 Agricultural: 0 Common: 232,725 PRINTED 07/30/2025 BY SYS

LOT 9 & PARCEL 1-25
PT OR 809/821 &
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96685 BLACKROCK ROAD
YULEE, FL 32097

2025

44-3N-28-5000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	01	MINIMUM 40
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	08	SHT VINYL 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

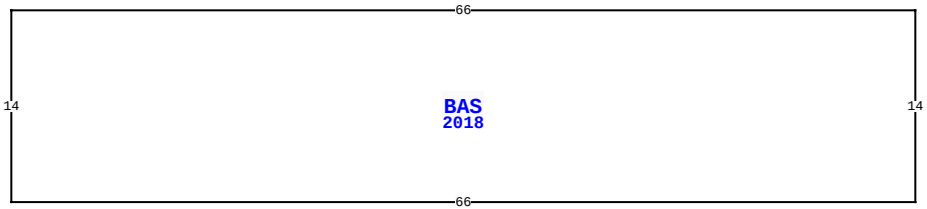
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2018	924	11,027
TOTALS	924			924	11,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	49.7200	39.78	36,757	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2005 Heated Area: 924 HX Base Yr 2005



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,452
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TOTAL JUST VALUE		354,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/1886	12/17/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MATTHEW						
GRANTEE: GRIFFIN MATTHEW & E						
1256/0059	8/30/2004	QC	Q	I	01	100
GRANTOR: GRIFFIN MARY						
GRANTEE: GRIFFIN MATTHEW						

96685 BLACKROCK RD, YULEE

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

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 4.29 Total Land Value: 232,725 Market: 0 Agricultural: 0 Common: 232,725 PRINTED 07/30/2025 BY SYS