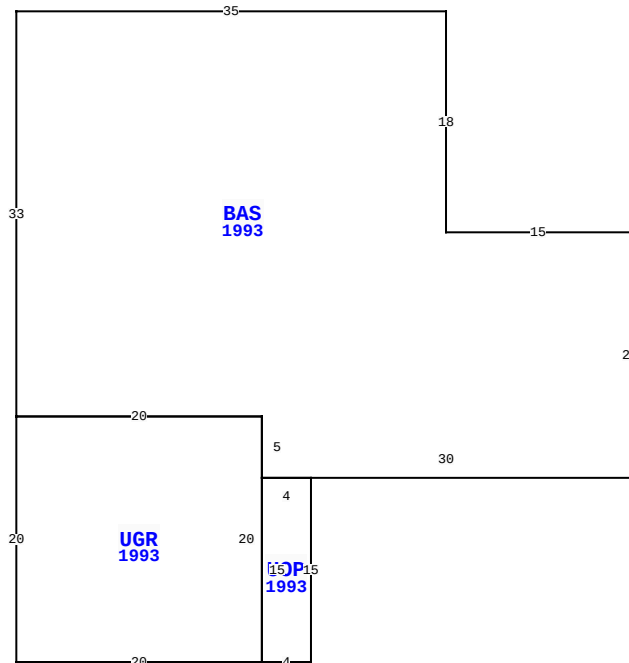


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		15	CONC BLOCK 100		0100	01	1,722	110.0000		110.00	189,420	1978	1995		0		0	14.50	85.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0															Heated Area: 1530										HX Base Yr 2007									
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		03	MASONRY 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		04	DIST 01 100																																				
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
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	1,530	100	1993	1,530	143,897																																		
UGR	400	45	1993	180	16,929																																		
UOP	60	20	1993	12	1,129																																		
TOTALS		1,990			1,722	161,954																																	
EXTRA FEATURES					96202 BLACKROCK RD, YULEE										BLD DATE					LGL DATE																			
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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																						
1	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1985	1985	3	44	824																							
2	0810	CONCRETE A	0	100	15	18	270.00	SF	6.50	6.50	100	1987	1987	3	49.5	869																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																							
4	0351	CARPORT MT	0	100	31	18	558.00	SF	15.00	15.00	100	2000	2000	3	20	1,674																							
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720																							
LAND DESCRIPTION					TOTAL OB/XF										6,187																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000116	C	RES MARSH	100	0006	RSF-1	1270.00	300.00	1.58	AC		1.00	1.00	1.00	135,000.00	135,000.00	213,300																						
2	009500	C	SUBMERGED	0		RSF-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	25.00	25.00	28																						
REVIEW DATE		07/14/2020		BY	KWA	Total Acres: 2.70		Total Land Value: 213,328		Market: 0		Agricultural: 0		Common: 213,328		PRINTED 07/30/2025 BY SYS																							