



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	PAGE 1 of 2 4															
Exterior Wall	10	ABOVE AVG 100	0900	01	3,359	108.0080	142.57	478,893	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2871														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 60																												
Interior Floo	11	CLAY TILE 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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	2,230	100	2020	2,230	313,162																									
FGR	524	55	2020	288	40,444																									
FOP	252	30	2020	76	10,672																									
FSP	300	40	2020	120	16,851																									
FUS	641	100	2020	641	90,016																									
STP	12	10	2020	1	141																									
STR	28	10	2020	3	422																									
TOTALS			3,987		3,359	471,710																								
EXTRA FEATURES						96173 BLACKROCK RD, YULEE																								
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465														
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	2020	2020	3	98	1,242														
3	0812	CONCRETE C	0	100	0	0	2,840.00	SF	4.00	4.00	100	2020	2020	3	98	11,133														
4	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2020	2020	3	95	912														
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285														
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988														
7	0855	CONC PAVER	0	100	0	0	1,558.00	SF	10.00	10.00	100	2020	2020	3	98	15,268														
8	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2020	2020	3	90	4,500														
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570														
TOTAL OB/XF						67,363																								
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.57	AC		1.00	1.00	0.80	85,000.00	68,000.00	446,760													
REVIEW DATE 11/19/2021 BY KW Total Acres: 6.57 Total Land Value: 446,760 Market: 0 Agricultural: 0 Common: 446,760 PRINTED 07/30/2025 BY SYS																														

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	25	MOD METAL 100								6500	01	1,530	58.6500	21.70	33,201	2020	2020	0	0	0	4.00	96.00	VALUATION BY														
Roof Structure	10	STEEL FRME 100								2 GARAGE RES - 100% - 2021														Heated Area: 1400													
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2021													
Interior Wall	07	NONE 100																																			
Interior Floor	03	CONC FINSH 100																																			
Air Condition	01	NONE 100																																			
Heating Type	01	NONE 100																																			
Bedrooms		0 100																																			
Bathrooms		0 100																																			
Frame	05	STEEL 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
Occupancy	00	NONE 100																																			