IN OR 2607/1859

JOHNSON AARON FOSTER/COOK DAVID E JR ET AL
96624 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

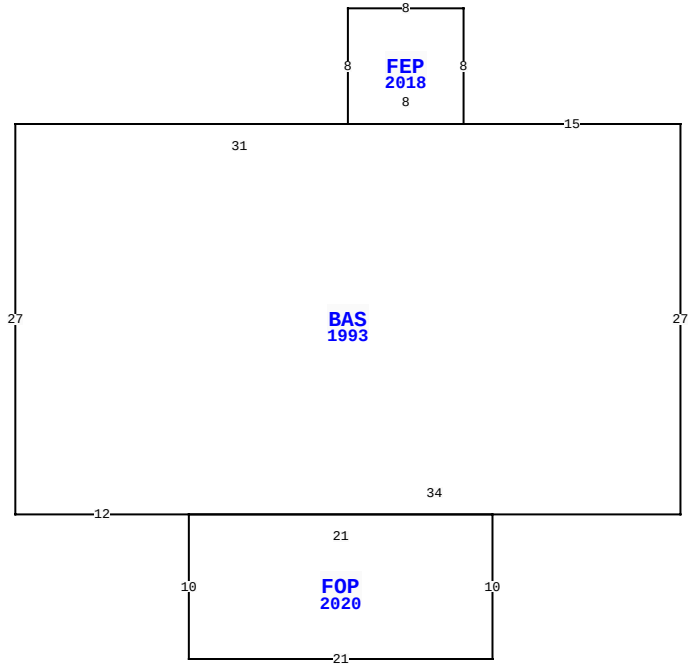
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,242	100	1993	1,242	111,066
FEP	64	80	2018	51	4,561
FOP	210	30	2020	63	5,634
TOTALS	1,516			1,356	121,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	112.8400	112.84	153,011	1948	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1242 HX Base Yr 2023



96624 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		137,569
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		163,200
TOTAL MARKET VALUE		302,309
SOH/AGL Deduction		7,710
ASSESSED VALUE		294,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,877
TOTAL JUST VALUE		302,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003747	GARAGE	34,476	08/01/2020
1901	H/AC	2,700	09/09/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1859	12/12/2022	SW	U	I	11	100
GRANTOR: COOK DAVID JR & PAMEL						
GRANTEE: COOK DAVID E JR & P						
1201/1751	1/15/2004	WD	U	I	07	100
GRANTOR: COOK DAVID E JR & PAM						
GRANTEE: DOUGHERTY MELVIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=2018] N8 W8 S8 E8 $ W31 S27 E12
FOP=[YR=2020] S10 E21 N10 W21 $ E34 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	0351	CARPORT MT	0	100	22	35	770.00	SF	10.00	10.00	100	2000	2000	3	20	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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		RSF-1	0.00	0.00	2.56	AC		1.00	1.00	0.75	85,000.00	63,750.00	163,200							

REVIEW DATE 02/08/2021 BY KW Total Acres: 2.56 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 07/30/2025 BY SYS

IN OR 2607/1859

JOHNSON AARON FOSTER/COOK DAVID E JR ET AL
96624 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	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
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

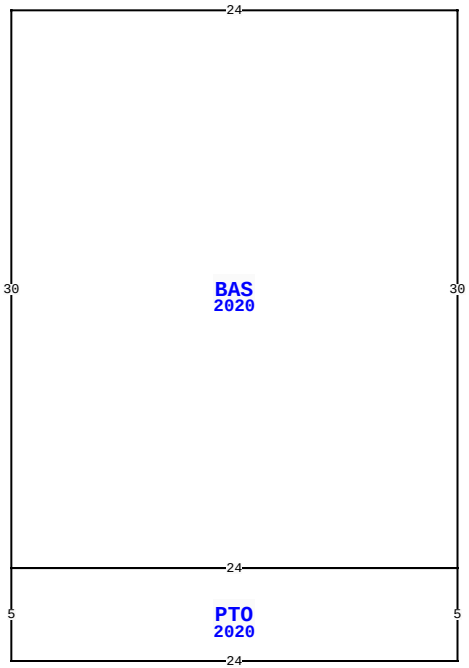
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	16,174
PTO	120	5	2020	6	134
TOTALS	840			726	16,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	726	63.2500	23.40	16,988	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



96624 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,569
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		163,200
TOTAL MARKET VALUE		302,309
SOH/AGL Deduction		7,710
ASSESSED VALUE		294,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,877
TOTAL JUST VALUE		302,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1859	12/12/2022	SW	U	I	11	100
GRANTOR: COOK DAVID JR & PAMEL						
GRANTEE: COOK DAVID E JR & P						
1201/1751	1/15/2004	WD	U	I	07	100
GRANTOR: COOK DAVID E JR & PAM						
GRANTEE: DOUGHERTY MELVIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 PTO=[YR=2020] S5 E24 N5 W24$ E24 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 02/08/2021 BY KW Total Acres: 2.56 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 07/30/2025 BY SYS