IN OR 2583/538

ODOM ELIZABETH REV TRUST/ODOM ELIZABETH C TRUSTEE
1417 SADLER ROAD #378
FERNANDINA BEACH, FL 32034

2025

50-3N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

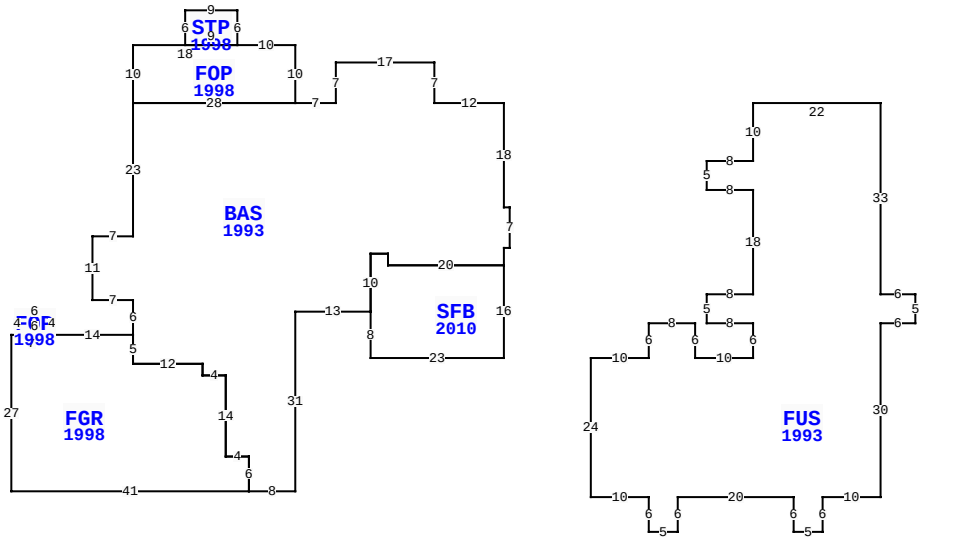
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,817	100	1993	2,817	336,685
FGR	935	55	1998	514	61,433
FOP	24	30	1998	7	836
FOP	280	30	1998	84	10,039
FUS	2,386	100	1993	2,386	285,173
SFB	374	80	2010	299	35,736
STP	54	10	1998	5	598
TOTALS	6,870			6,112	730,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,112	115.7100	152.74	933,547	1900	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2011 Heated Area: 5502 HX Base Yr 2011



96546 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		761,786
TOTAL MARKET OB/XF VALUE		129,569
TOTAL LAND VALUE - MARKET		1,864,000
TOTAL MARKET VALUE		2,755,355
SOH/AGL Deduction		1,474,209
ASSESSED VALUE		1,281,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,230,424
TOTAL JUST VALUE		2,755,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,954,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974346	XFOB	40,800	10/01/1997
973578	NEW CONSTR	8,000	04/01/1997
97-3708	ADDITION	175,000	02/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0538	7/14/2022	WD	U	I	11	100
GRANTOR: ODOM RODERICK D & ELI						
GRANTEE: ODOM ELIZABETH REV						
1564/0290	4/30/2008	WD	Q	I		2,350,000
GRANTOR: LANCEFORD LANDING LLC						
GRANTEE: ODOM RODERICK D & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N7 W17 S7 W7 FOP=[YR=1998] N10 W10 STP=[YR=1998] N6 W9 S6 E9 $ W18 S10 E28 $ W28 S23 W7 S11 E7 S6 FGR=[YR=1998] W14 FOP=[YR=1998] N4 W6 S4 E6 $ W7 S27 E41 N6 W4 N14 W4 N2 W12 N5 $ S5 E12 S2 E4 S14 E4 S6 E8 N31 E13 SFB=[YR=2010] S8 E23 N16 W20 N2 W3 S10 $ N10 E3 S2 E20 N3 E1 N7 W1 N18 $ PTR=E65 FUS=[YR=1993] W22 S10 W8 S5 E8 S18 W8 S5 E8 S6 W10 N6 W8 S6 W10 S24 E10 S6 E5 N6 E20 S6 E5 N6 E10 N30 E6 N5 W6 N33$ W65$.

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	19	28	532.00	SF	6.50	6.50	100	1940	1940	3	20	692	
2	0810	CONCRETE A	0	100	0	0	3,586.00	SF	6.50	6.50	100	1998	1998	3	73	17,016	
3	0825	BRICK	0	100	0	0	337.00	SF	12.50	12.50	100	1998	1998	3	92	3,876	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
5	1128	BRICK 12"	0	100	20	5	100.00	SF	14.00	14.00	100	1998	1998	3	92	1,288	
6	0300	BOAT DCK W	0	100	0	0	998.00	SF	40.00	40.00	100	2005	2005	3	36	14,371	
7	0310	AL GANG WY	0	100	0	0	22.00	LF	115.00	115.00	100	1998	1998	3	20	506	
8	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	1998	1998	3	25	1,950	
9	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	

TOTAL OB/XF 43,299

LAND DESCRIPTION

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	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	9.32	AC		1.00	1.00	1.00	200,000.00	200,000.00	1,864,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.32 Total Land Value: 1,864,000 Market: 0 Agricultural: 0 Common: 1,864,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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
Quality	06	Quality Level 06

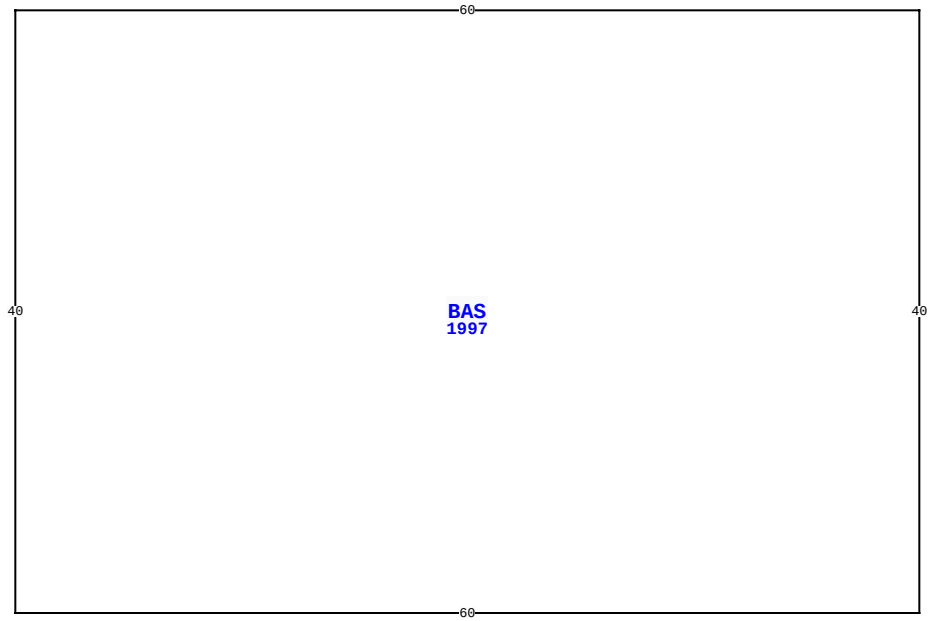
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1997	2,400	31,285
TOTALS	2,400			2,400	31,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	2,400	69.0900	25.56	61,344	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2011 Heated Area: 2400 HX Base Yr 2011



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GRANTOR: LANCEFORD LANDING LLC						
GRANTEE: ODOM RODERICK D & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S40 E60 N40$.

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
11	0510	GARAGE WD-	0	100	20	28	560.00	SF	35.00	35.00	100	2000	2000	3	27	5,292	
12	0350	CARPORT WD	0	100	30	16	480.00	SF	13.00	13.00	100	1998	1998	3	20	1,248	
13	0855	CONC PAVER	0	100	0	0	2,165.00	SF	10.00	10.00	100	2009	2009	3	89	19,269	
14	0462	ST/AL FNC	0	100	0	0	1,004.00	SF	10.00	10.00	100	2009	2009	3	52	5,221	
15	0350	CARPORT WD	0	100	26	12	312.00	SF	13.00	13.00	100	2009	2009	3	35	1,420	
16	0920	CWALL-WD/M	0	100	0	0	345.00	LF	390.00	390.00	100	2010	2010	3	40	53,820	

LAND DESCRIPTION

TOTAL OB/XF 86,270

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: 9.32 Total Land Value: 1,864,000 Market: 0 Agricultural: 0 Common: 1,864,000 PRINTED 07/30/2025 BY SYS