IN OR 2395/954 (EX 9-1)

LOVELL TAMMI T/HUFFMAN MARYANN LOVELL
96563 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

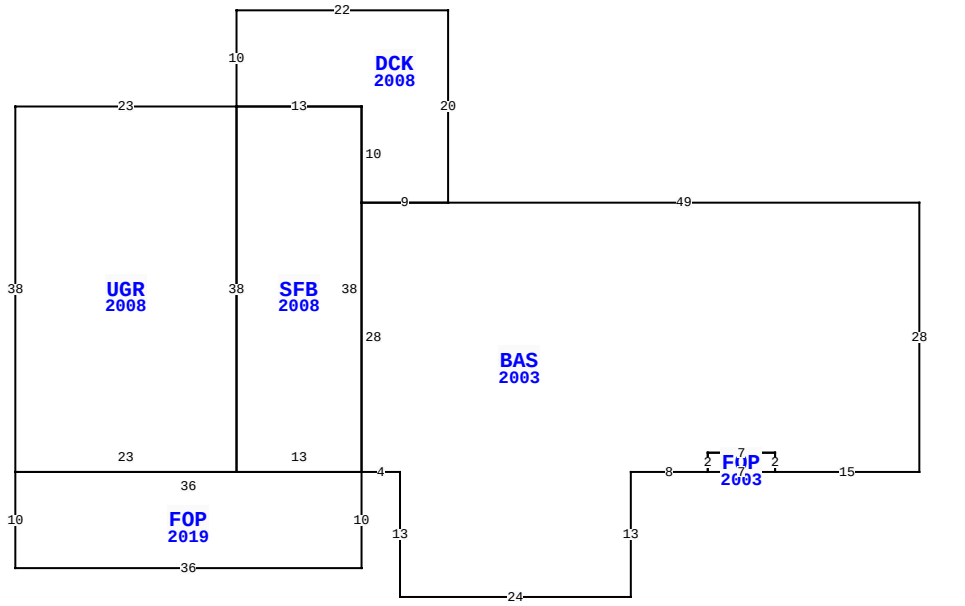
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,922	100	2003	1,922	161,805
DCK	310	10	2008	31	2,610
FOP	14	30	2003	4	337
FOP	360	30	2019	108	9,092
SFB	494	80	2008	395	33,253
UGR	874	45	2008	393	33,085
TOTALS	3,974			2,853	240,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,853	104.2272	93.80	267,611	2003	2003	0	0	0	10.25	89.75

1 SFR MODULR – 100% - 2005 Heated Area: 2317 HX Base Yr 2005



96563 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,181
TOTAL MARKET OB/XF VALUE		8,277
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		373,458
SOH/AGL Deduction		206,734
ASSESSED VALUE		166,724
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		106,002
TOTAL JUST VALUE		373,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811814	FOP	9,510	12/03/2018
M13155	MECH OTHER	0	07/01/2007
R046954	REPAIR/RRF	500	12/01/2004
B0414182	ADDITION	53,307	12/01/2004
B031190	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0954	9/11/2020	WD	U	I	11	40,000
GRANTOR: LOVELL TAMMI T						
GRANTEE: LOVELL TAMMI & MARY						
0795/1192	6/04/1997	WD	Q	V		14,000
GRANTOR: DAVIS CONWAY M JR & M						
GRANTEE: LOVELL JOHN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W49 DCK=[YR=2008] N20 W22 S10 UGR=[YR=2008] W23 S38 FOP=[YR=2019] S10 E36 N10 W36$ E23 N38$ SFB=[YR=2008] S38 E13 N38 W13$ E13 S10 E9$ W9 S28 E4 S13 E24 N13 E8 FOP=[YR=2003] E7 N2 W7 S2$ N2 E7 S2 E15 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0510	GARAGE WD-	0	100	18	19	342.00	SF	35.00	35.00	100	2007	2007	3	44	5,267	

LAND DESCRIPTION

TOTAL OB/XF 8,277

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	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 03/12/2019 BY KW Total Acres: 0.80 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS