PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1889/1659

DYKHUIS DAVID S & KATHLEEN M
96539 BLACKROCK RD
YULEE, FL 32097

2025

50-3N-28-0000-0009-0010

BUILDING CHARACTERISTICS

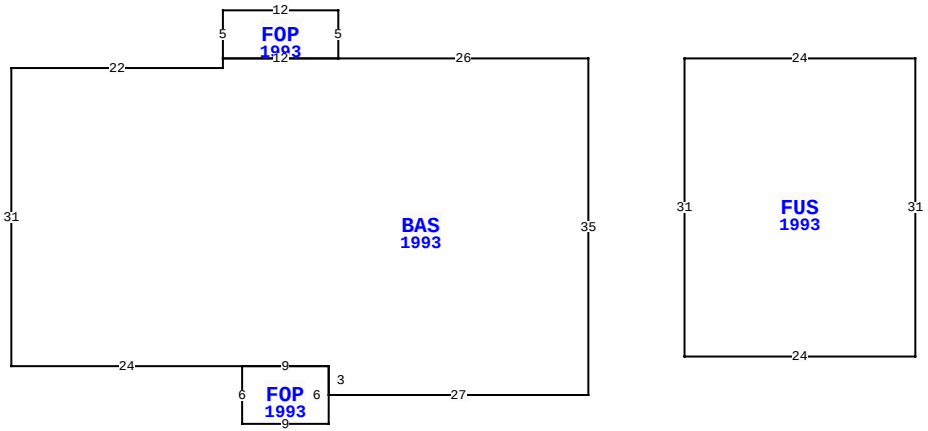
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,979	100	1993	1,979	205,225
FOP	54	30	1993	16	1,659
FOP	60	30	1993	18	1,867
FUS	744	100	1993	744	77,154
TOTALS	2,837			2,757	285,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,757	101.1744	133.55	368,197	1953	1993	0	0	0	22.35	77.65

1 SNGL FAM – 100% - 2014 Heated Area: 2723 HX Base Yr 2014



96539 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,905
TOTAL MARKET OB/XF VALUE		1,848
TOTAL LAND VALUE - MARKET		114,750
TOTAL MARKET VALUE		402,503
SOH/AGL Deduction		231,800
ASSESSED VALUE		170,703
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		114,981
TOTAL JUST VALUE		402,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/1659	11/14/2013	WD	Q	I	02	176,000
GRANTOR: LAMPERT THOMAS						
GRANTEE: DYKHUIS DAVID S & K						
1780/0978	2/24/2012	WD	Q	I	02	128,000
GRANTOR: HIGHTOWER KAREN LEE						
GRANTEE: LAMPERT THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N5 W12 S5 E12$ W12S1 W22 S31 E24 FOP=[YR=1993] S6 E9 N6 W9$ E9 S3 E27 N35$ PTR=E10 FUS=[YR=1993] E24 S31 W24 N31$ W10$.

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	0940	SHEDS/PORT	0	100	22	14	308.00	SF	30.00	30.00	100	1980	1980	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 1,848

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	1.35	AC		1.00	1.00	1.00	85,000.00	85,000.00	114,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.35 Total Land Value: 114,750 Market: 0 Agricultural: 0 Common: 114,750 PRINTED 07/30/2025 BY SYS