IN OR 1480/313
EX PARCEL 10-2

OCONNER JAMES D & ANGELIA M
96533 BLACKROCK ROAD
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	12,864
TOTAL LAND VALUE - MARKET	79,475
TOTAL MARKET VALUE	92,339
SOH/AGL Deduction	30,896
ASSESSED VALUE	61,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,443
TOTAL JUST VALUE	92,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/0313	2/21/2007	WD	Q	I	01	5,800
GRANTOR: OCONNER ANGELIA M BEL						
GRANTEE: OCONNER JAMES D & A						
0271/0614	8/01/1978	WD	U	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	18	8	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,864

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	0		RSF-	1125.00	298.00	0.85	AC		1.00	1.00	1.10	85,000.00	93,500.00	79,475							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.85 Total Land Value: 79,475 Market: 0 Agricultural: 0 Common: 79,475 PRINTED 07/30/2025 BY SYS