PARCELS 10-1 & 10-3
IN OR 2372/828

THRIFT GARY B & MARY E
96535 BLACKROCK RD
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

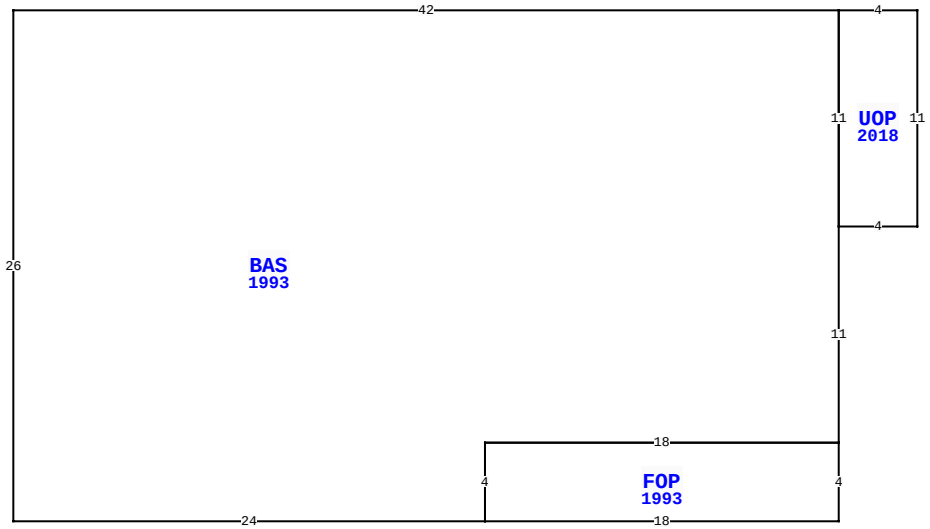
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	63,964
FOP	72	30	1993	22	1,380
UOP	44	20	2018	9	564
TOTALS	1,136			1,051	65,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,051	92.2200	92.22	96,923	1966	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1020 HX Base Yr 2021



96535 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		65,908
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		107,100
TOTAL MARKET VALUE		176,848
SOH/AGL Deduction		60,844
ASSESSED VALUE		116,004
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		15,282
TOTAL JUST VALUE		176,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0830	6/29/2020	QC	U	I	11	100
GRANTOR: FREEMAN CHERYL L F/K/						
GRANTEE: THRIFT GARY B & MAR						
2372/0828	6/12/2020	QC	U	I	11	100
GRANTOR: FREEMAN CHERYL L F/K/						
GRANTEE: THRIFT GARY B & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E24 FOP=[YR=1993] E18 N4 W18S4$ N4 E18 N11 UOP=[YR=2018] E4 N11 W4 S11$ N11$.

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	20	16	320.00	SF	30.00	30.00	100	2010	2010	3	40	3,840	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	1.26	AC		1.00	1.00	1.00	85,000.00	85,000.00	107,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.26 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 07/30/2025 BY SYS