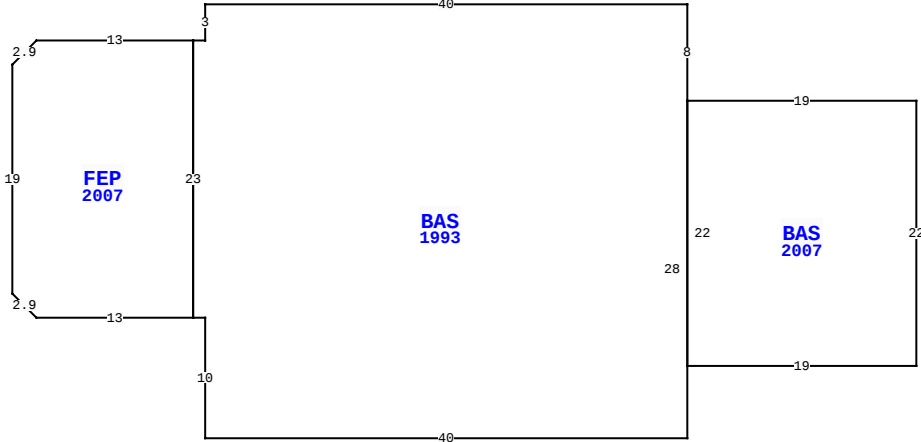


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	05	AVERAGE 100		0900	01	2,154	88.6410	117.01	252,040	1960	1980		0	0	0	18.25	81.75	VALUATION BY															
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 1990										Heated Area: 1881					HX Base Yr 1990					STANDARD									
Roof Cover	12	MODULAR MT 100																															
Interior Wall	05	DRYWALL 60																															
Interior Wall	04	PLYWOOD 40																															
Interior Floo	14	CARPET 90																															
Interior Floo	12	HARDWOOD 10																															
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		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	1,463	100	1993	1,463	139,945																												
BAS	418	100	2007	418	39,984																												
FEP	341	80	2007	273	26,114																												
TOTALS		2,222			2,154	206,043																											
EXTRA FEATURES						96585 BLACKROCK RD, YULEE										BLD DATE		LGL DATE		04/11/2025		MLU											
						XF DATE				LAND DATE																							
						INC DATE				AG DATE																							
L N	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	0351	CARPORT MT	0	100	12	32	384.00	SF	10.00	10.00	100	1989	1989	3	20	768																	
2	0812	CONCRETE C	0	100	0	0	12,950.00	SF	4.00	4.00	100	1995	1995	3	68	35,224																	
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1995	1995	3	20	4,368																	
4	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1995	1995	3	20	4,368																	
5	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	1995	1995	3	20	576																	
6	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	1995	1995	3	32	256																	
7	0510	GARAGE WD-	0	100	26	12	312.00	SF	26.25	26.25	100	2000	2000	3	27	2,211																	
8	0510	GARAGE WD-	0	100	26	12	312.00	SF	26.25	26.25	100	2000	2000	3	27	2,211																	
9	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2005	2005	3	22	1,760																	
TOTAL OB/XF																	51,742																
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.55	AC		1.00	1.00	1.00	85,000.00	85,000.00	131,750																
</																																	