



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,124	100	1993	1,124	27,408
FEP	144	85	2017	122	2,975
UOP	226	25	1993	56	1,366
USP	54	50	2017	27	659
TOTALS	1,548			1,329	32,406

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	22	10	220.00	SF	10.05	10.05
2	0510	GARAGE WD-	0 100	0	0	812.00	SF	26.25	26.25
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0 100	10	60	600.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-	1101.00	160.00	0.36

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,329	101.6000	81.28	108,021	1976	1976	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 1989												
Heated Area: 1246												
HX Base Yr 1989												
96581 BLACKROCK RD, YULEE												
BLD DATE: 04/11/2025 MLU												
XF DATE: 04/11/2025 MLU												
INC DATE: 04/11/2025 MLU												

TOTAL OB/XF												
10,110												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		32,406	
TOTAL MARKET OB/XF VALUE		10,110	
TOTAL LAND VALUE - MARKET		55,080	
TOTAL MARKET VALUE		70,596	
SOH/AGL Deduction		70,827	
ASSESSED VALUE		26,769	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		1,769	
TOTAL JUST VALUE		97,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984838	CHNGE SRVC	0	05/01/1998
6943	REMODEL	2,000	01/16/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0276/0137	9/01/1978	WD U	V			100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 USP=[YR=2017] N9 W6 FEP=[YR=2017] W16 S9 E16 N9\$ S9 E6\$ W40 S24 E17 UOP=[YR=1993] S8 E19 N4 E13 N18 W3 S14 W3 D2 L2 W8 U2 L2 W14\$ E14 D2 R2 E8 U2 R2 E3 N24\$.									