IN OR 2180/1748

WELLINGTON WHITNEY M/WARD ADDIE G
96451 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0016-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

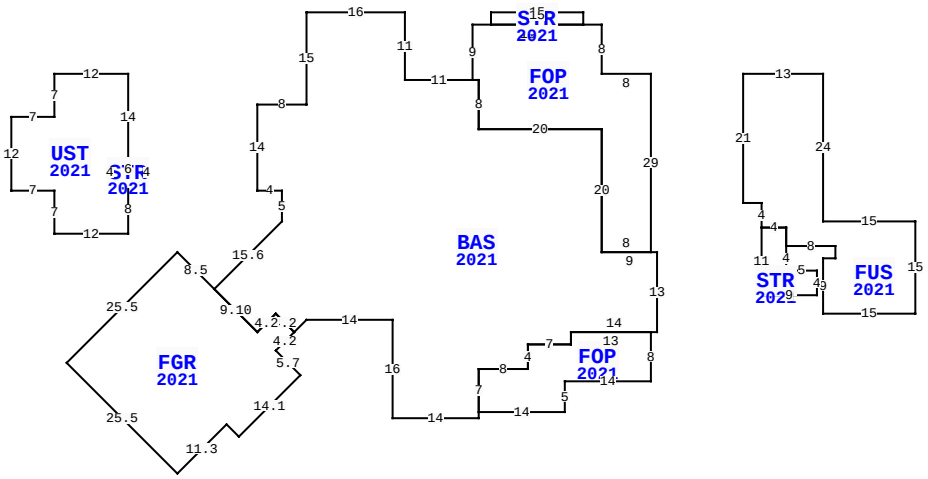
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,637	100	2021	2,637	439,604
FGR	706	55	2021	388	64,682
FOP	232	30	2021	70	11,669
FOP	581	30	2021	174	29,007
FUS	552	100	2021	552	92,021
STR	24	10	2021	2	334
STR	30	10	2021	3	500
STR	64	10	2021	6	1,000
UST	384	45	2021	173	28,840
TOTALS	5,210			4,005	667,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,005	106.5768	168.39	674,402	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3189 HX Base Yr 2022



96451 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		707,450
TOTAL MARKET OB/XF VALUE		52,925
TOTAL LAND VALUE - MARKET		367,965
TOTAL MARKET VALUE		1,128,340
SOH/AGL Deduction		283,061
ASSESSED VALUE		845,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		794,557
TOTAL JUST VALUE		1,128,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,075,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002758	CO ISSUED	0	04/23/2021
B202843	GARAGE	123,165	04/15/2020
P202652	SWIM POOL	30,000	04/08/2020
B2002758	NEW CONSTR	445,215	03/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1748	2/28/2018	WD	Q	V	05	195,000
GRANTOR: STURGES & STURGES CON						
GRANTEE: WELLINGTON WHITNEY						
1333/1625	7/15/2005	WD	Q	V		300,000
GRANTOR: HERTERICH KATHRYN JO						
GRANTEE: STURGES & SUTRGES C						

BUILDING NOTES

EXTRA FEATURES

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	0810	CONCRETE A	0	100	67	3	201.00	SF	6.50	6.50	100	2021	2021	3	99	1,293	
2	0812	CONCRETE C	0	100	0	0	816.00	SF	4.00	4.00	100	2021	2021	3	99	3,231	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
4	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2021	2021	3	93	36,521	
5	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2021	2021	3	99	9,900	

BUILDING DIMENSIONS

FOP=[YR=2021] W8 N8 W3 STR=[YR=2021] N2 W15 S2 E15$ W18 S9 BAS=[YR=2021] W11 N11 W16 S15 W8 S14 E4 S5 L11 D11 FGR=[YR=2021] L6 U6 L18 D18 D18 R18 U8 R8 R2 D2 R10 U10 U4 L4 U3 R3 U3 L3 D3 L3 L7 U7 $ D7 R7 U3 R3 R3 D3 R2 U2 E14 S16 E14 N1 FOP=[YR=2021] E14 N5 E14 N8 W13 S2 W7 S4 W8 S7$ N7 E8 N4 E7 N2 E14 N13 W9 N20 W20 N8 W1$ E1 S8 E20 S20 E8 N29$ PTR= E15 FUS=[YR=2021] E13 S24 E15 S15 W15 N9 E2 N2 W8 STR=[YR=2021] S4 E5 S4 W9 N11 E4 S3$ N3 W4 N4 W3 N21$ W15$ PTR= W85 UST=[YR=2021] W12 S7 W7 S12 E7 S7 E12 N8 STR=[YR=2021] E3 N4 W6 S4 E3$ W3 N4 E3 N14$ E85$.

LAND DESCRIPTION

TOTAL OB/XF 52,925

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.81	AC		1.00	1.00	0.90	85,000.00	76,500.00	367,965							

REVIEW DATE 10/27/2021 BY KW Total Acres: 4.81 Total Land Value: 367,965 Market: 0 Agricultural: 0 Common: 367,965 PRINTED 07/30/2025 BY SYS

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WELLINGTON WHITNEY M/WARD ADDIE G
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YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

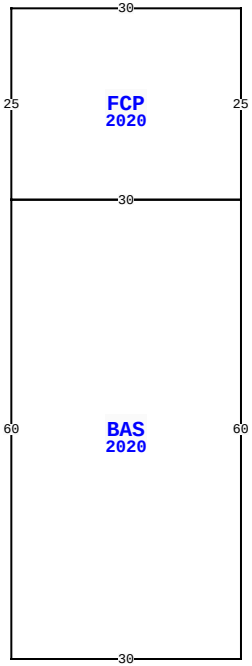
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	36,029
FCP	750	25	2020	188	3,763
TOTALS	2,550			1,988	39,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,988	56.3500	20.85	41,450	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



96451 BLACKROCK RD, YULEE

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XF DATE		LAND DATE	04/11/2025 MLU
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NASSAU COUNTY PROPERTY

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GRANTEE: STURGES & SUTRGES C						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W30 S25 BAS=[YR=2020] S60 E30 N60 W30$ E30 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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