PT OF SEC 50-3N-28E
IN OR 1373/613
ESMT OR 303/338

KRAUS MELISSA/
96431 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0016-0070

BUILDING CHARACTERISTICS

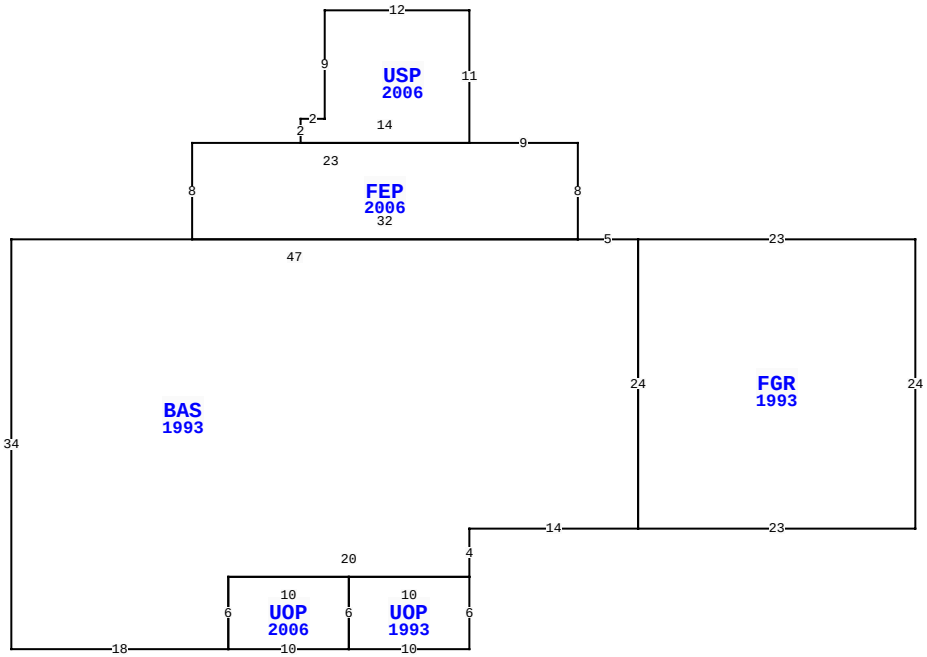
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,508	100	1993	1,508	154,026
FEP	256	80	2006	205	20,938
FGR	552	55	1993	304	31,050
UOP	60	20	1993	12	1,225
UOP	60	20	2006	12	1,225
USP	136	30	2006	41	4,188
TOTALS	2,572			2,082	212,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	141.8648	141.86	295,353	1960	1988	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1508 HX Base Yr 2006



96431 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,654
TOTAL MARKET OB/XF VALUE	3,724
TOTAL LAND VALUE - MARKET	144,500
TOTAL MARKET VALUE	360,878
SOH/AGL Deduction	215,575
ASSESSED VALUE	145,303
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	94,581
TOTAL JUST VALUE	360,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006396	(4) DOORS	2,394	08/01/2020
B1909240	WINDOWS (12)	0	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/12/2005	CN	Q	I		215,000
GRANTOR: TAYLOR WILLIAM L & LI						
GRANTEE: KRAUS MELISSA						
0600/1275	6/29/1990	WD	Q	I		50,900
GRANTOR: GRINER KARL & MARY B						
GRANTEE: TAYLOR WM & LINDA P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] W5 FEP=[YR=2006] N8 W9 USP=[YR=2006] N11 W12 S9 W2 S2 E14$ W23 S8 E32 $ W47 S34 E18 UOP=[YR=2006] E10 UOP=[YR=1993] E10 N6 W10 S6 $ N6 W10 S6 $ N6 E20 N4E14 N24 $ S24 E23 N24 $.

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	12	24	288.00	SF	20.10	20.10	100	1989	1989	3	20	1,158	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
3	0910	SCRN RM L	0	100	24	24	576.00	SF	15.00	15.00	100	1995	1995	3	20	1,728	
4	0351	CARPORT MT	0	100	12	24	288.00	SF	4.50	4.50	100	1997	1997	3	20	259	

LAND DESCRIPTION

TOTAL OB/XF 3,724

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	2.00	AC		1.00	1.00	0.85	85,000.00	72,250.00	144,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS