PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2576/851
(EX PT IN OR 2576/845)

FIRE ESCAPE PROPERTIES LLC
96591 BLACKROCK RD
YULEE, FL 32097

2025

50-3N-28-0000-0021-0000

BUILDING CHARACTERISTICS

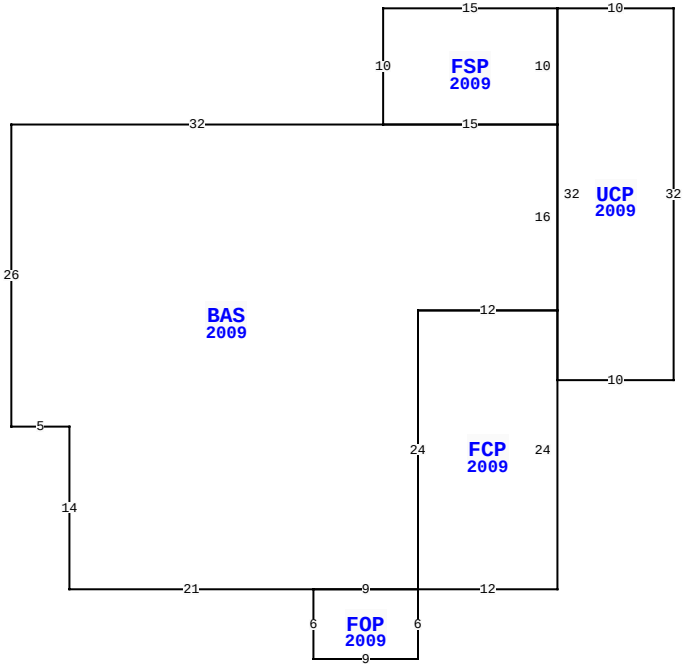
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,522	100	2009	1,522	135,651
FCP	288	25	2009	72	6,417
FOP	54	30	2009	16	1,426
FSP	150	40	2009	60	5,347
UCP	320	20	2009	64	5,704
TOTALS	2,334			1,734	154,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	94.5000	124.74	216,299	1983	1983	0	0	0	28.55	71.45

2 SNGL FAM – 0% - 2023 Heated Area: 1522 HX Base Yr



96621 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	154,546
TOTAL MARKET OB/XF VALUE	16,123
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	295,669
SOH/AGL Deduction	58,264
ASSESSED VALUE	237,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,405
TOTAL JUST VALUE	295,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530040	CO ISSUED	0	08/26/2015
B1530040	NEW CONSTR	135,969	02/01/2015
E25219	ELEC OTHER	0	07/01/2012
7732	XFOB	12,240	12/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0851	6/29/2022	TD	U	I	11	100
GRANTOR: FOREHAND RAY LIVING T						
GRANTEE: FIRE ESCAPE PROPERT						
1079/0149	9/05/2002	WD	Q	I	01	100
GRANTOR: FOREHAND RAY						
GRANTEE: FOREHAND RAY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W10 FSP=[YR=2009] W15 S10 BAS=[YR=2009] W32 S26 E5 S14 E21 FOP=[YR=2009] S6 E9 N6 W9 $E9 FCP=[YR=2009] E12 N24 W12 S24 $ N24 E12 N16 W15 $ E15 N10 $ S32 E10 N32 $.

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	0510	GARAGE WD-	0	0	24	30	720.00	SF	35.00	35.00	100	1961	1961	3	20	5,040	
2	0940	SHEDS/PORT	0	0	30	24	720.00	SF	30.00	30.00	100	1992	1992	3	20	4,320	
3	0681	POLE SHED	0	0	30	20	600.00	SF	15.00	15.00	100	1992	1992	3	20	1,800	
4	0681	POLE SHED	0	0	30	10	300.00	SF	15.00	15.00	100	1992	1992	3	20	900	
5	0810	CONCRETE A	0	0	0	0	1,010.00	SF	6.50	6.50	100	1990	1990	3	57	3,742	
6	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	2015	2015	3	95	321	

LAND DESCRIPTION

TOTAL OB/XF 16,123

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	0	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 0.55 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS