IN OR 1804/284

BLACKROCK RENTALS INC
95023 FOREHAND WAY
YULEE, FL 32097

2025

50-3N-28-0000-0021-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

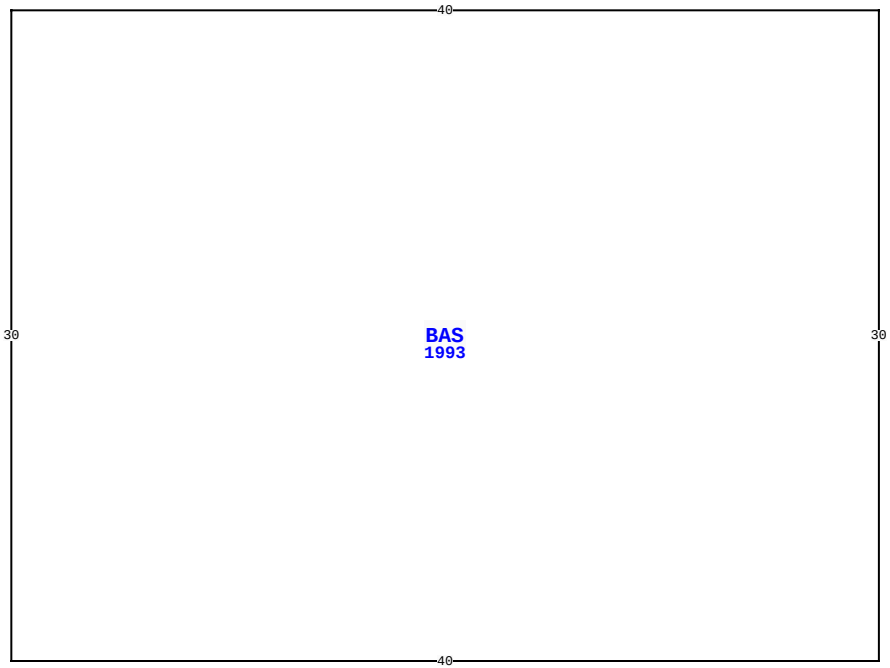
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	83,532
TOTALS	1,200			1,200	83,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,200	99.7983	139.22	167,064	1964	1964	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1200 HX Base Yr



96571 BLACKROCK RD, YULEE

BLD DATE	10/03/2024	KW	LGL DATE	
XF DATE	10/03/2024	KW	LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	122,536
TOTAL MARKET OB/XF VALUE	7,351
TOTAL LAND VALUE - MARKET	76,560
TOTAL MARKET VALUE	206,447
SOH/AGL Deduction	5,290
ASSESSED VALUE	201,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,157
TOTAL JUST VALUE	206,447
NCON VALUE	19,745
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008882	COMMERCIAL BUILD	208,485	07/31/2024
B230015373	COFFEE SHOP	208,485	12/01/2023
21013642	XFOB-STORAGE BLDG	46,152	10/06/2021
B2107871	DEMOLITION	4,300	06/16/2021
B2010679	FOUNDATION	14,000	11/04/2020
C23531	CO ISSUED	0	05/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/0284	7/01/2012	WD	U	I	30	100
GRANTOR: WEST CHARLES E JR & L						
GRANTEE: BLACKROCK RENTALS I						
1188/1507	11/17/2003	WD	Q	I	01	60,000
GRANTOR: FOREHAND KELLY						
GRANTEE: WEST CHARLES E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E40 N30$.

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	0803	ASPHALT C	0	0	0	0	5,216.00	SF	2.00	2.00	40	1980	1980	3	20	2,086	
2	0810	CONCRETE A	2	0	0	0	810.00	SF	6.50	6.50	100	2025	2024		100	5,265	

LAND DESCRIPTION

TOTAL OB/XF 7,351

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	001100	C	STORE 1FLR	0	0006	OR	150.00	258.00	0.87	AC		1.00	1.00	1.10	80,000.00	88,000.00	76,560							

REVIEW DATE 10/03/2024 BY KW Total Acres: 0.87 Total Land Value: 76,560 Market: 0 Agricultural: 0 Common: 76,560 PRINTED 07/30/2025 BY SYS

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YULEE, FL 32097

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

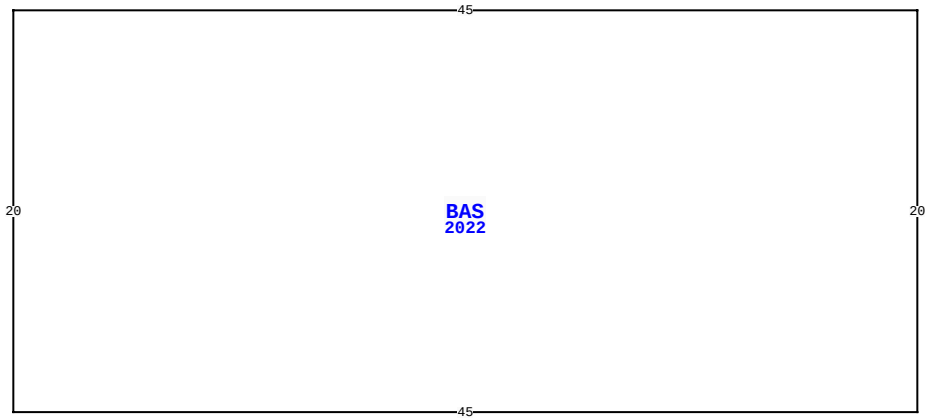
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2022	900	39,004
TOTALS	900			900	39,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	900	101.8500	46.60	41,940	2022	2022	0	0	0	7.00	93.00

2 PREFAB MTL – 0% - 0 Heated Area: 900 HX Base Yr



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TOTAL JUST VALUE	206,447
NCON VALUE	19,745
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01532	GAS	350	05/01/2010
B23531	REMODEL	1,000	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WEST CHARLES E JR & L						
GRANTEE: BLACKROCK RENTALS I						
1188/1507	11/17/2003	WD	Q	I	01	60,000
GRANTOR: FOREHAND KELLY						
GRANTEE: WEST CHARLES E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] N20 W45 S20 E45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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