

PARCEL 42-2
IN OR 133 PG 532 (EX 42-6)
& OR 1191/1790

PEEPLES DANIEL W & WANDA
96494 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0042-0020



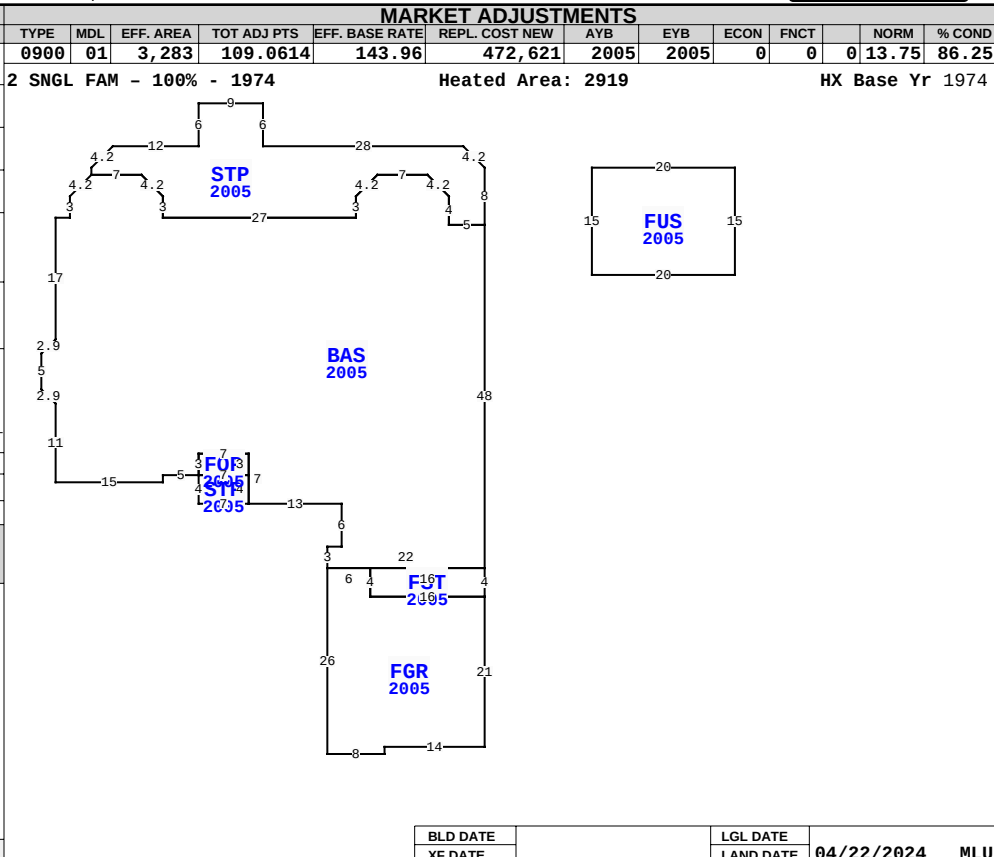
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,619	100	2005	2,619	325,189
FGR	494	55	2005	272	33,773
FOP	21	30	2005	6	745
FST	64	55	2005	35	4,346
FUS	300	100	2005	300	37,250
STP	28	10	2005	3	373
STP	476	10	2005	48	5,960
TOTALS	4,002			3,283	407,636

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0812	CONCRETE C	0 100	0	0	1,078.00	SF	4.00	4.00
5	0810	CONCRETE A	0 100	0	0	175.00	SF	6.50	6.50
6	1127	BRICK 8"	0 100	0	0	50.00	SF	11.00	11.00
7	0920	CWALL-WD/M	0 100	0	0	130.00	LF	390.00	390.00
8	0810	CONCRETE A	0 100	0	0	337.00	SF	8.13	8.13
9	0825	BRICK	0 100	0	0	611.00	SF	9.38	9.38
10	0300	BOAT DCK W	0 100	0	0	1,540.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	90.00	350.00	105.00



96494 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	04/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	90.00	350.00	105.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	407,636								
TOTAL MARKET OB/XF VALUE	53,450								
TOTAL LAND VALUE - MARKET	315,000								
TOTAL MARKET VALUE	776,086								
SOH/AGL Deduction	306,873								
ASSESSED VALUE	469,213								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	418,491								
TOTAL JUST VALUE	776,086								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	761,520								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412231	NEW CONSTR	0	01/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1191/1790	12/01/2003	QC	Q	V	01	100			
GRANTOR: PEEPLES DANIEL W & WA									
GRANTEE: PEEPLES DANIEL W &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
STP=[YR=2005] U3 L3 W28 N6 W9 S6 W12 L3 D3 S1BAS=[YR=2005] D3 L3 S3 W2 S17 L2 D2 S5 D2 R2 S11 E15 N1 E5									
STP=[YR=2005] S4 E7 N4 FOP=[YR=2005] N3 W7 S3 E7 \$ W7 \$ N3 E7 S7 E13 S6 W2 S3 FGR=[YR=2005] S26 E8 N1 E14 N21									
FST=[YR=2005] N4 W16 S4 E16\$ W16 N4 W6 \$ E22 N48 W5 N4 L3 U3 W7 D3 L3 S3 W27 N3 L3 U3 W7 \$ E7 D3 R3 S3 E27 N3 R3 U3 E7 D3 R3 S4 E5 N8 \$ PTR= E15 FUS=[YR=2005] E20 S15 W20 N15\$ W15 \$.									