

PT SEC 50-3N-28E
IN OR 2628/1827
PARCELS 42-3 & 43-1

ANDREWS ROBERT WINSTON JR & JANICE ANDERSON
96510 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-0000-0042-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2																										
Exterior Wall	10	ABOVE AVG 50	0500	01	6,787	104.1200	164.51	1,116,529	2004	2004		0		0	12.25	87.75	VALUATION SUMMARY																									
Exterior Wall	20	FACE BRICK 50	2 SFR CUST - 100% - 2024										Heated Area: 5596										HX Base Yr 2024																			
Roof Structur	03	GABLE/HIP 100																					VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:										979,754									
Interior Wall	05	DRYWALL 90											BUILDING MARKET VALUE										TOTAL MARKET OB/XF VALUE										135,266									
Interior Wall	06	CUST PANEL 10											TOTAL LAND VALUE - MARKET										TOTAL MARKET VALUE										1,511,020									
Interior Floo	12	HARDWOOD 50											SOH/AGL Deduction										ASSESSED VALUE										1,259,173									
Interior Floo	14	CARPET 50											TOTAL EXEMPTION VALUE										HX HB										50,722									
Air Condition	03	CENTRAL 100											BASE TAXABLE VALUE																				1,208,451									
Heating Type	04	AIR DUCTED 100											TOTAL JUST VALUE																				1,511,020									
Bedrooms		5 100											NCON VALUE																				0									
Bathrooms		4.5 100											INCOME VALUE																													
Frame	02	WOOD FRAME 100	PREVIOUS YEAR MKT VALUE																				1,472,011																			
Stories	3.	3. 100																																								
Units		0 100																																								
Occupancy	00	NONE 100																																								
Quality		03	Quality Level 03																																							
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																																					
BAL	28	15	2024	4	577																																					
BAL	42	15	2024	6	866																																					
BAS	1,800	100	2004	1,800	259,844																																					
FGR	325	55	2004	179	25,840																																					
FGR	508	55	2004	279	40,275																																					
FOP	342	30	2004	103	14,869																																					
FOP	348	30	2004	104	15,013																																					
FOP	652	30	2004	196	28,294																																					
FOP	684	30	2004	205	29,594																																					
FST	20	55	2004	11	1,588																																					
TOTALS		8,878			6,787	979,754																																				
EXTRA FEATURES						96510 BLACKROCK RD, YULEE																																				
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	0300	BOAT DCK W	0	100	300	4	1,200.00	SF	40.00	40.00	100	2000	2000	3	27	12,960																										
2	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1988	1988	3	20	1,258																										
3	0300	BOAT DCK W	0	100	22	22	308.00	SF	40.00	40.00	100	2004	2004	3	32	3,942																										
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	78	1,794																										
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2003	2003	3	30	1,248																										
6	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	32	768																										
7	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2004	2004	3	21	1,411																										
8	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	32	768																										
9	0810	CONCRETE A	0	100	0	0	181.00	SF	6.50	6.50	100	2004	2004	3	83	976																										
10	0855	CONC PAVER	0	100	0	0	1,648.00	SF	10.00	10.00	100	2004	2004	3	83	13,678																										
LAND DESCRIPTION						TOTAL OB/XF														38,803																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000131	C	RES CREEK	100		RSF	1132.00	296.00	132.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	396,000																									
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