PT SEC 50-3N-28
IN OR 2548/1239

BOOKER RANDALL S SR
1417 SADLER RD #142
FERNANDINA BEACH, FL 32034

2025

50-3N-28-0000-0042-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 50
Frame	04	REIN CONC 50
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

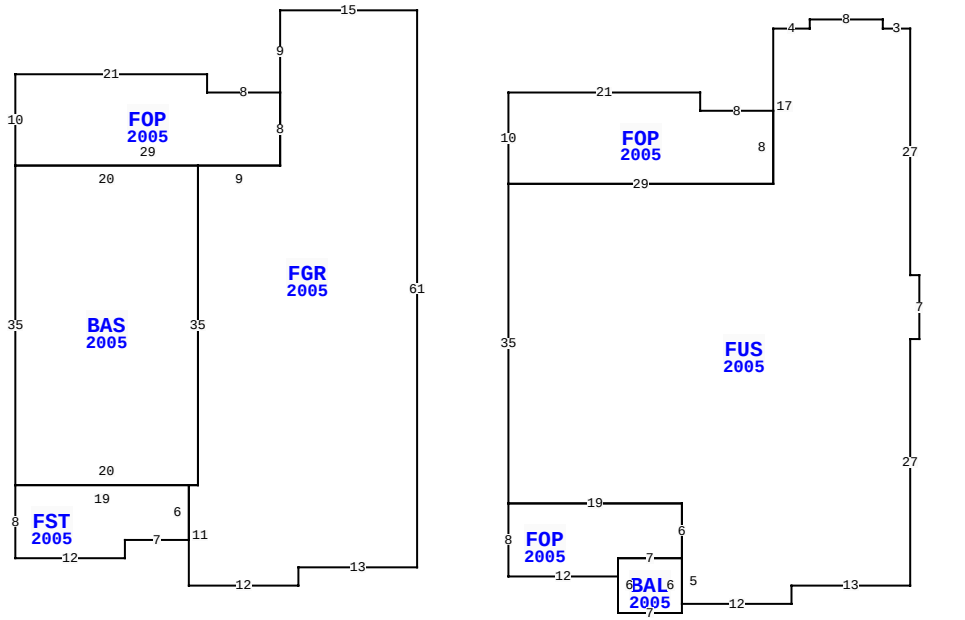
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	2005	6	1,093
BAS	700	100	2005	700	127,589
FGR	1,344	55	2005	739	134,697
FOP	138	30	2005	41	7,473
FOP	274	30	2005	82	14,947
FOP	274	30	2005	82	14,947
FST	138	55	2005	76	13,852
FUS	2,059	100	2005	2,059	375,293
TOTALS	4,969			3,785	689,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,785	120.4830	190.36	720,513	2005	2015	0	0	0	4.25	95.75

1 SFR CUST – 100% - 2023 Heated Area: 2759 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

96500 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		731,283
TOTAL MARKET OB/XF VALUE		102,403
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,133,686
SOH/AGL Deduction		3,134
ASSESSED VALUE		1,130,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,079,830
TOTAL JUST VALUE		1,133,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,105,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13020	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1239	3/11/2022	WD	Q	I	01	1,382,500
GRANTOR: NELSON JOSHUA & DANA						
GRANTEE: BOOKER RANDALL S SR						
2360/1156	5/11/2020	WD	Q	I	01	805,000
GRANTOR: CONOVER DOUGLAS B JR						
GRANTEE: NELSON JOSHUA & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W15S9FOP=[YR=2005] W8N2W21
S10E29N8$S8W9BAS=[YR=2005] W20S35 FST=[YR=2005]
S8E12N2E7N6W19$E20N35$ S35W1S11E12N2E13N61$ PTR=E10S9
FOP=[YR=2005] S10FUS=[YR=2005] S35FOP=[YR=2005]
S8E12N2E7N6W19$E19S6BAL=[YR=2005] W7
S6E7N6$S5E12N2E13N27E1N7W1N27 W3N1W8S1W4S17W29$E29N8W8N2W21$
N9W10$.

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	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2005	2005	3	36	1,498	
3	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	22	550	
4	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	1,320	
5	0812	CONCRETE C	0	100	0	0	3,972.00	SF	4.00	4.00	100	2005	2005	3	84	13,346	
6	0858	SCULP CONC	0	100	0	0	993.00	SF	13.00	13.00	100	2005	2005	3	96	12,393	
7	1242	WD DECK A	0	100	25	5	125.00	SF	10.00	10.00	100	2005	2005	3	22	275	
8	0300	BOAT DCK W	0	100	0	0	2,150.00	SF	40.00	40.00	100	2005	2005	3	36	30,960	
9	0968	STAIRS	0	100	9	5	45.00	SF	15.00	15.00	100	2005	2005	3	100	675	
10	0968	STAIRS	0	100	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	100	1,440	

TOTAL OB/XF 62,963

LAND DESCRIPTION

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	000131	C	RES CREEK	100		RSF-1	100.00	289.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

PT SEC 50-3N-28
IN OR 2548/1239

BOOKER RANDALL S SR
1417 SADLER RD #142
FERNANDINA BEACH, FL 32034

2025

50-3N-28-0000-0042-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

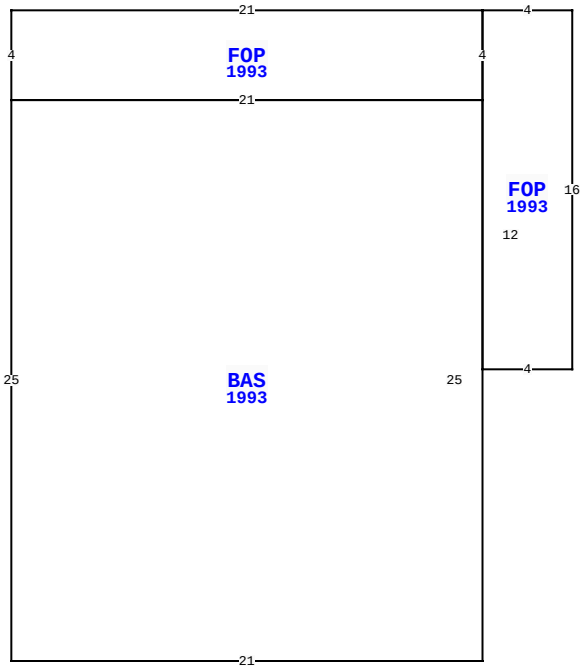
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	1993	525	38,191
FOP	64	30	1993	19	1,382
FOP	84	30	1993	25	1,819
TOTALS	673			569	41,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	569	151.2500	80.16	45,611	1981	2005	0	0	0	9.25	90.75

2 ACCESORY U – 100% - 2023 Heated Area: 525 HX Base Yr 2023



96500 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		731,283
TOTAL MARKET OB/XF VALUE		102,403
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,133,686
SOH/AGL Deduction		3,134
ASSESSED VALUE		1,130,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,079,830
TOTAL JUST VALUE		1,133,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,105,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1239	3/11/2022	WD	Q	I	01	1,382,500
GRANTOR: NELSON JOSHUA & DANA						
GRANTEE: BOOKER RANDALL S SR						
2360/1156	5/11/2020	WD	Q	I	01	805,000
GRANTOR: CONOVER DOUGLAS B JR						
GRANTEE: NELSON JOSHUA & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W4 FOP=[YR=1993] W21 S4 E21 N4$ S4
BAS=[YR=1993] W21 S25 E21 N25 $ S12 E4 N16$.

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
11	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2015	2015	3	65	2,434	
12	0323	BOAT LFT H	1	100	0	0	2.00	UT	2,500.00	2,500.00	100	2023	2023		97	4,850	
13	0920	CWALL-WD/M	1	100	0	0	85.00	LF	390.00	390.00	100	2023	2023		97	32,156	

LAND DESCRIPTION

TOTAL OB/XF 39,440

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS