

LOT 6  
IN OR 1260/640  
BLACKROCK HAMMOCK PB 6/286

DELFOX PETER F & ANGELIA K  
96118 BLACKROCK HAMMOCK DR  
YULEE, FL 32097

**2025**

50-3N-28-016B-0006-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,971	100	2005
FGR	1,189	55	2005
FOP	78	30	2005
FOP	537	30	2005
FUS	779	100	2005
TOTALS	5,554		
			4,588
			591,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2006								
					Heated Area: 3750						
						HX Base Yr 2006					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			591,555
TOTAL MARKET OB/XF VALUE			37,143
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			798,698
SOH/AGL Deduction			434,381
ASSESSED VALUE			364,317
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			313,595
TOTAL JUST VALUE			798,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			725,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	9,000	11/01/2020
B0516263	XFOB	8,000	12/01/2005
E16289	ELEC OTHER	0	12/01/2005
E0514251	ELEC OTHER	2,000	02/01/2005
M0509139	MECH OTHER	0	02/01/2005
B0514762	SWIM POOL	20,000	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/0640	9/20/2004	WD Q	I			441,400
GRANTOR: COPPERFIELDS USA INC						
GRANTEE: DELFOX PETER F & AN						
1260/0639	9/20/2004	WD U	V	19		100
GRANTOR: MICAWBER ENTERPRISES						
GRANTEE: COPPERFIELDS USA IN						

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2005	2005	3	84	10,423	
2	0911	SCRN RM A	0	100	51	25		17.50	17.50	100	2005	2005	3	22	4,909	
3	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2005	2005	3	36	13,311	
4	0845	KOOL DECK	0	100	0	0		7.25	7.25	100	2005	2005	3	84	5,420	
5	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2005	2005	3	88	3,080	

BLD DATE		04/04/2023	NW	LGL DATE	04/01/2025	MLU
XF DATE				04/01/2025		MLU
INC DATE				04/01/2025		MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W22 FOP=[YR=2005] W45 S8 E12 S3 E3 S5 E21 N8 E9 N8\$ S8 W9 S8 W21 N5 W3 N3 W12 S45 E3 S2 E9 N2 E3 N5 E8 FOP=[YR=2005] S6 E10 N6 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E3 N2 E6 S2 E3 S10 E13 N1 E11 FGR=[YR=2005] S15 E8 S2 E3 S2 E9 N2 E3 N2 E8 N21 E4 N14 W35 S20\$ N57\$ PTR=E45 FUS=[YR=2005] E16 S26 E2 S2 E2 S2 E18 S13 W15 N9 W23 N34\$ W45\$ .	

LAND DESCRIPTION		TOTAL OB/XF															37,143							
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							