

LOT 7
IN OR 1977/1651
BLACKROCK HAMMOCK PB 6/286

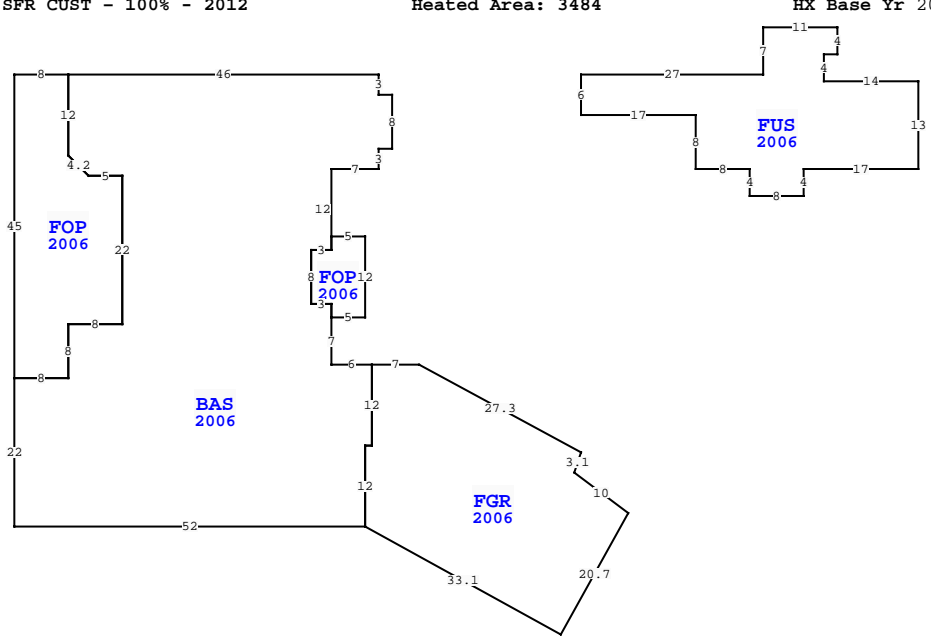
CUBBAL LIVING TRUST/CUBBAL GARY E TRUSTEE
96092 BLACKROCK HAMMOCK DR
YULEE, FL 32097-8612

2025

50-3N-28-016B-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,831	100	2006
FGR	933	55	2006
FOP	84	30	2006
FOP	541	30	2006
FUS	653	100	2006
TOTALS	5,042		
			4,184
			564,110

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%	- 2012								
Heated Area: 3484						HX Base Yr 2012					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			564,110
TOTAL MARKET OB/XF VALUE			56,222
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			790,332
SOH/AGL Deduction			421,881
ASSESSED VALUE			368,451
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			312,729
TOTAL JUST VALUE			790,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			712,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25046	ADDITION	21,971	08/01/2011
M10276	MECH OTHER	0	09/01/2005
E0515144	ELEC OTHER	2,000	06/01/2005
P0509597	OTHER	0	06/01/2005
C0515246	CO ISSUED	326,560	05/01/2005
R0507648	REPAIR/RRF	5,500	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1651	5/04/2015	WD U		I	11	100
GRANTOR: CUBBAL GARY E & CATHE						
GRANTEE: CUBBAL LIVING TRUST						
1726/1298	2/25/2011	WD U		I	11	302,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: CUBBAL GARY E & CTH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0	100	0	4,254.00	SF	4.00	4.00	100	2006
3	0911	SCRN RM A	0	100	25	1,125.00	SF	17.50	17.50	100	2011
4	0861	POOL GUNIT	0	100	0	448.00	SF	85.00	85.00	100	2011
5	0855	CONC PAVER	0	100	0	677.00	SF	10.00	10.00	100	2011
6	1126	CB/STC 8"	0	100	0	88.00	SF	8.00	8.00	100	2006

TOTAL OB/XF												56,222												
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							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W46 FOP=[YR=2006] W8 S45 E8 N8 E8 N22 W5 U3 L3 N12 \$ S12 R3 D3 E5 S22 W8 S8 W8 S22E52 FGR=[YR=2006] D16 R29 R10 U18 U6 L8 U3 R1 U13 L24 W7 S12 W1 S12 \$ N12 E1 N12 W6 N7 FOP=[YR=2006] E5 N12 W5 S2 W3 S8 E3 S2\$ N2 W3 N08E3 N12 E7 N3 E2 N8 W2 N3 \$ PTR= E30 FUS=[YR=2006] E27 N7 E11 S4 W2 S4 E14 S13 W17 S4 W8 N4 W8 N8 W17 N6 \$ W30 \$.											