

LOT 46
ESMT IN OR 1224/1532, OR 2533-17
BLACKROCK HAMMOCK PB 6/286

CAMERON REBECCA C
96411 BLACKROCK ROAD
YULEE, FL 32097

2025

50-3N-28-016B-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	2004	2,634	314,414
FGR	720	55	2004	396	47,270
FOP	68	30	2004	20	2,387
FOP	480	30	2004	144	17,189
FUS	1,144	100	2004	1,144	136,556

TOTALS	5,046			4,338	517,816
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,857.00	SF	4.00
3	1126	CB/STC 8"	0	100	21	4	84.00	SF	8.00
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
5	0911	SCRN RM A	0	100	45	26	1,170.00	SF	17.50
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00
7	0350	CARPORT WD	0	100	23	24	552.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,338	101.3760	133.82	580,511	2004	2004	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 3778									
HX Base Yr 2023									

96411 BLACKROCK RD, YULEE	BLD DATE	LGL DATE	04/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,857.00	SF	4.00	4.00	100	2004	2004	3	83	6,165	
3	1126	CB/STC 8"	0	100	21	4	84.00	SF	8.00	8.00	100	2004	2004	3	83	558	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	40	15,300	
5	0911	SCRN RM A	0	100	45	26	1,170.00	SF	17.50	17.50	100	2006	2006	3	24	4,914	
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2006	2006	3	86	7,052	
7	0350	CARPORT WD	0	100	23	24	552.00	SF	13.00	13.00	100	2011	2011	3	45	3,229	

TOTAL OB/XF									
40,263									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

Total Acres: 0.00	Total Land Value: 136,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		517,816	
TOTAL MARKET OB/XF VALUE		40,263	
TOTAL LAND VALUE - MARKET		136,000	
TOTAL MARKET VALUE		694,079	
SOH/AGL Deduction		47,527	
ASSESSED VALUE		646,552	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		595,830	
TOTAL JUST VALUE		694,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		628,330	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26427	REMODEL	6,300	09/03/2012
B1023319	CARPORT	10,907	02/23/2010
B17970	ADDITION	9,900	05/01/2006
B17669	SWIM POOL	37,500	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2527/1488	1/07/2022	WD	Q	I	01
GRANTOR:WELLIVER DAWN C					SALE PRICE
GRANTEE: CAMERON REBECCA C					700,000
1243/1427	7/07/2004	WD	Q	I	
GRANTOR: LAVARIAS RUBEN					400,000
GRANTEE:WELLIVER MARK D & D					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W22 FOP=[YR=2004] W44 S7 E12 S2 E2 S2 E2 S4 E20 N8 E8 N7 \$ S7 W8 S8 W20 N4 W2 N2 W2 N2 W12 S45 E16 N6 E8 FOP=[YR=2004] S5 E10 N5 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E10 FGR=[YR=2004] S30 E24 N30 W24 \$ E24 N46 \$ PTR= E15 FUS=[YR=2004] E15 S21 E8 S6 E12 S24 E8 S23 W15 N32 W6 N11 W22 N31 \$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				