LOT 47
BLACKROCK HAMMOCK PB 6/286

FETNER DERRICK & RACHEL
96417 BLACKROCK RD
YULEE, FL 32097

2025

50-3N-28-016B-0047-0000

BUILDING CHARACTERISTICS

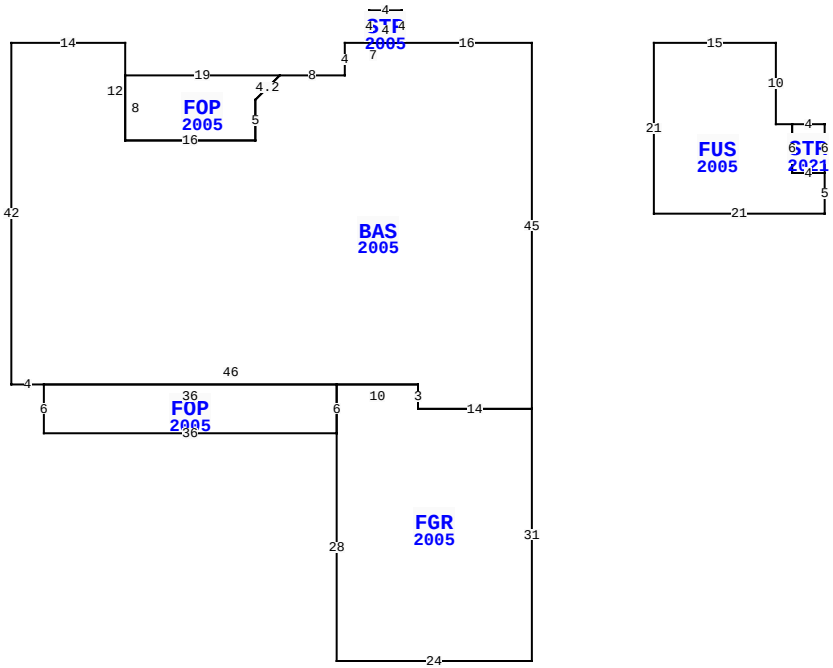
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,490	100	2005	2,490	324,294
FGR	774	55	2005	426	55,482
FOP	133	30	2005	40	5,209
FOP	216	30	2005	65	8,465
FUS	357	100	2005	357	46,495
STP	16	10	2005	2	261
STR	24	10	2021	2	261
TOTALS	4,010			3,382	440,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,382	109.0200	143.91	486,704	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 2847 HX Base Yr 2021



96417 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,467
TOTAL MARKET OB/XF VALUE		122,816
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		733,283
SOH/AGL Deduction		273,028
ASSESSED VALUE		460,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		409,533
TOTAL JUST VALUE		733,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000286	ADDITION	34,000	01/06/2022
B2114515	SWIM POOL	45,000	10/21/2021
B13176	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0168	1/08/2020	WD	Q	I	01	390,000
GRANTOR: MILLER WILLIAM L JR &						
GRANTEE: FETNER DERRICK & RA						
2307/0551	8/23/2019	FJ	U	I	11	100
GRANTOR: MILLER GWENDOLYN MATH						
GRANTEE: MILLER WILLIAM L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 STP=[YR=2005] N4 W4 S4 E4$ W7 S4 W8
FOP=[YR=2005] W19 S8 E16 N5 U3 R3 $ D3 L3 S5 W16 N12 W14
S42 E4 FOP=[YR=2005] S6 E36 FGR=[YR=2005] S28 E24 N31 W14 N3
W10 S6$ N6 W36$ E46 S3 E14 N45$ PTR=E15 FUS=[YR=2005] E15 S10
E2 STR=[YR=2021] E4 S6 W4 N6$ S6 E4 S5 W21 N21$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	100	0	0	2,352.00	SF	4.00	4.00	100	2005	2005	3	84	7,903	
3	0911	SCRN RM A	0	100	54	41	2,214.00	SF	17.50	17.50	100	2022	2022	3	93	36,033	
4	0861	POOL GUNIT	0	100	0	0	740.00	SF	85.00	85.00	100	2022	2022	3	95	59,755	
5	0855	CONC PAVER	0	100	0	0	1,474.00	SF	10.00	10.00	100	2022	2022	3	99	14,593	
6	0855	CONC PAVER	0	100	0	0	248.00	SF	10.00	10.00	100	2022	2022	3	99	2,455	
7	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2022	2022	3	99	317	

LAND DESCRIPTION

TOTAL OB/XF 122,816

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	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							

REVIEW DATE 09/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS