

LOT 34
BLACKROCK PARK PHASE 2
PBK 2243/170

LAWRENCE CHAD E & CHARLOTTE L
12045 SW BENNINGTON CIR
PORT ST LUCIE, FL 34987

2025

50-3N-28-0305-0034-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																	
Exterior Wall	31	HARDIE BRD 100	0100	01	2,488	118.2720	118.27	294,256	2021	2021	0	0	0	1.00	99.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024														Heated Area: 2170																
Roof Cover	03	COMP SHNGL 100	HX Base Yr																														
Interior Wall	05	DRYWALL 100																															
Interior Floo	13	LVT/LAMNT 50																															
Interior Floo	14	CARPET 50																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		3.5 100																															
Frame	02	WOOD FRAME 100																															
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			4031.100																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,606	100	2021	1,606	188,043																												
FGR	456	55	2021	251	29,389																												
FOP	85	30	2021	26	3,044																												
FOP	120	30	2021	36	4,215																												
FUS	564	100	2021	564	66,037																												
STR	52	10	2021	5	585																												
TOTALS			2,883		2,488	291,313																											
EXTRA FEATURES						96482 GRANITE TR, YULEE																											
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	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2021	2021	3	99	3,727																	
2	0476	VF 6 SBPL	0	0	0	0	126.00	LF	32.00	32.00	100	2021	2021	3	96	3,871																	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576																	
4	0462	ST/AL FNC	0	0	66	0	264.00	SF	10.00	10.00	100	2021	2021	3	93	2,455																	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288																	
TOTAL OB/XF 10,917																																	
LAND DESCRIPTION																																	
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																
1	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																
REVIEW DATE 09/27/2021 BY KW																																	
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																																	
PRINTED 07/30/2025 BY SYS																																	