

LOT 55
BLACKROCK PARK PHASE 2
PBK 2243/170

ANDERSON ARVID & LESLIE
96915 SLATE CT
YULEE, FL 32097

2025

50-3N-28-0305-0055-0000

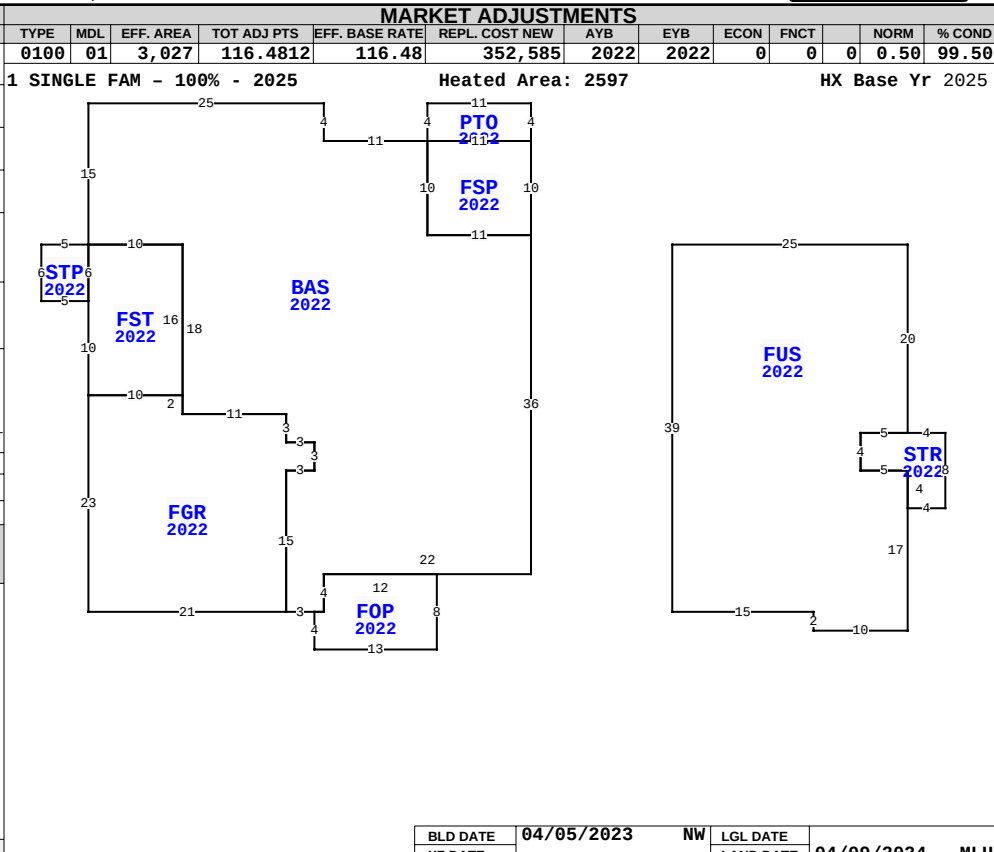


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,622	100	2022	1,622	187,986
FGR	470	55	2022	258	29,902
FOP	100	30	2022	30	3,477
FSP	110	40	2022	44	5,099
FST	160	55	2022	88	10,199
FUS	975	100	2022	975	113,000
PTO	44	5	2022	2	232
STP	30	10	2022	3	347
STR	52	10	2022	5	579
TOTALS	3,563			3,027	350,822

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B



96915 SLATE CT, YULEE	BLD DATE 04/05/2023	NW	LGL DATE	04/09/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	350,822		
TOTAL MARKET OB/XF VALUE	4,000		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	429,822		
SOH/AGL Deduction	0		
ASSESSED VALUE	429,822		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	379,100		
TOTAL JUST VALUE	429,822		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	414,008		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106947	CO ISSUED	0	07/28/2022
B2106947	NEW CONSTR	389,447	05/27/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2580/1904	7/26/2022	WD	Q	I	01
					402,800
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: ANDERSON ARVID & LE					
2346/0596	3/05/2020	WD	Q	V	01
					72,500
GRANTOR: BLACKROCK PARK LLP					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES		
BUILDING DIMENSIONS		
PTO=[YR=2022] W11 S4 BAS=[YR=2022] W11 N4 W25 S15		
STP=[YR=2022] W5 S6 E5 FST=[YR=2022] S10 FGR=[YR=2022] S23		
E21 N15 E3 N3 W3 N11 N2 W10\$ E10 N16 W10 S6\$ N6\$ E10 S18		
E11 S3 E3 S3 W3 S15 E3 FOP=[YR=2022] S4 E13 N8 W12 S4 W1\$ E1		
N4 E22 N36 FSP=[YR=2022] N10 W11 S10 E11 \$ W11 N10\$ E11 N4\$		
PTR= E15 S15 FUS=[YR=2022] E25 S20 STR=[YR=2022] E4 S8 W4		
N4 W5 N4 E5\$ W5 S4 E5 S17 W10 N2 W15 N39\$ N15 W15\$.		

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		