IN OR 1130/1018
EX 2-16

JONES ORIEN DEAN
96120 BLACKROCK ROAD
YULEE, FL 32097

2026

24-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

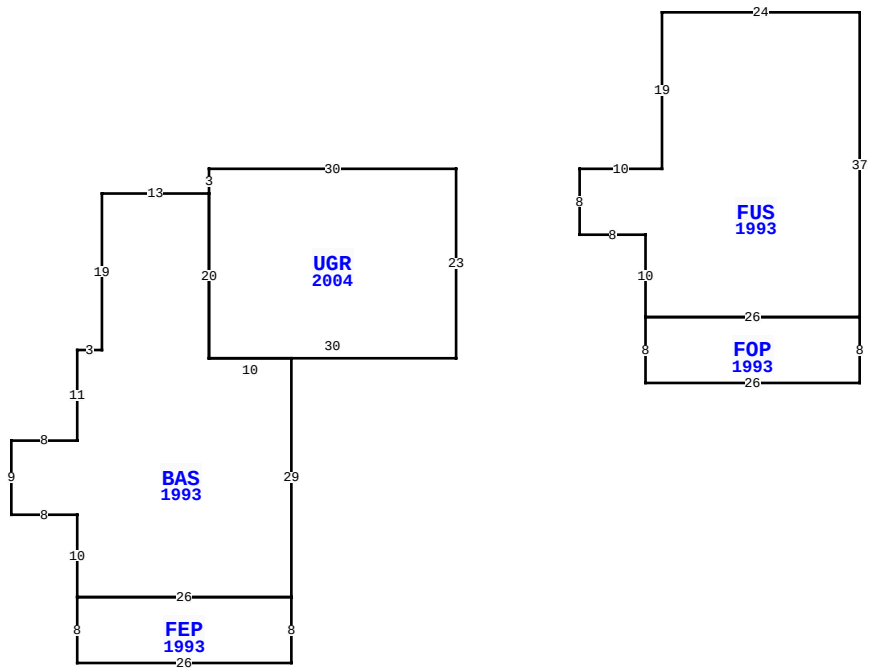
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	07	NONE 30
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1993	1,089	81,256
FEP	208	80	1993	166	12,386
FOP	208	30	1993	62	4,626
FUS	988	100	1993	988	73,720
UGR	690	45	2004	310	23,131
TOTALS	3,183			2,615	195,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,615	89.9520	94.45	246,987	1935	1970	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 0 Heated Area: 2077 HX Base Yr 1990



96120 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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		195,120
TOTAL MARKET OB/XF VALUE		2,376
TOTAL LAND VALUE - MARKET		85,680
TOTAL MARKET VALUE		283,176
SOH/AGL Deduction		186,404
ASSESSED VALUE		96,772
TOTAL EXEMPTION VALUE	HX HB SL	96,772
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		283,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7984	CHNGE SRVC	0	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0278	11/20/1989	WD	U	I	18	100

GRANTOR: JONES IRIS FREEMAN

GRANTEE: JONES ORIEN D L/E

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W30 S3 BAS=[YR=1993] W13 S19 W3 S11 W8 S9 E8 S10 FEP=[YR=1993] S8 E26 N8 W26 $ E26 N29 W10 N20 $ S20 E30 N23 $ PTR= E15 FUS=[YR=1993] E10 N19 E24 S37 FOP=[YR=1993] S8 W26 N8 E26 $ W26 N10 W8 N8 $ 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
2	0351	CARPORT MT	0	100	32	24	768.00	SF	10.00	10.00	100	2004	2004	3	20	1,536	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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		PUD	0.00	0.00	0.68	AC		1.00	1.00	1.40	90,000.00	126,000.00	85,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.68 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 07/09/2026 BY SYS