LOTS 1 & 2
IN OR 2217/1449
(EX OR 1745/1534)

WHEATER JEFFREY CHARLES & LEATHA JONES
96067 BLACKROCK ROAD
YULEE, FL 32097

2026

25-2N-28-0200-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

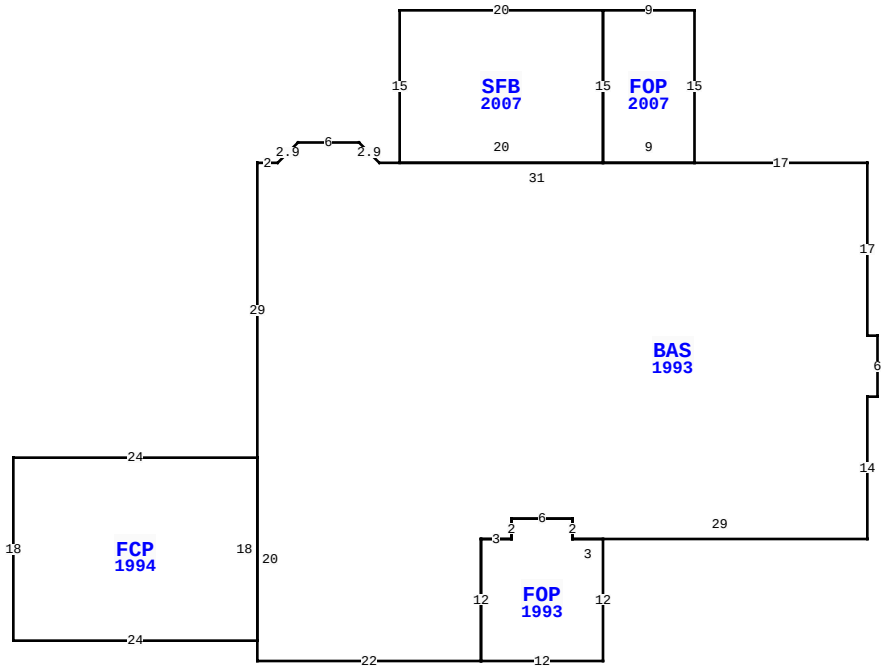
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,494	100	1993	2,494	260,620
FCP	432	25	1994	108	11,286
FOP	156	30	1993	47	4,911
FOP	135	30	2007	40	4,180
SFB	300	80	2007	240	25,080
TOTALS	3,517			2,929	306,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	89.4222	124.30	364,075	1990	1990	0	0	0	15.93	84.07

1 SNGL FAM 100% - 2025 Heated Area: 2734 HX Base Yr



96067 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,718
TOTAL MARKET OB/XF VALUE		1,134
TOTAL LAND VALUE - MARKET		99,900
TOTAL MARKET VALUE		417,752
SOH/AGL Deduction		6,343
ASSESSED VALUE		411,409
TOTAL EXEMPTION VALUE	13	411,409
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		417,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18782	ADDITION	22,290	11/01/2006
MH1209	MH MOVE-ON	0	03/04/1996
94-01119	CARPORT	3,000	07/01/1994
2906	H/AC	3,000	02/07/1989
3386	NEW CONSTR	0	02/07/1989
5502	NEW CONSTR	54,455	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1449	8/09/2018	WD	Q	I	01	245,000
GRANTOR: NETTLES LARRY E & JER						
GRANTEE: WHEATER JEFFREY CHA						
1605/0721	2/12/2009	QC	U	I	19	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: NETTLES LARRY E ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=2007] N15 W9 SFB=[YR=2007] W20 S15 E20 N15$ S15 E9$ W31 L2 U2 W6 D2 L2 W2 S29 FCP=[YR=1994] W24 S18 E24 N18$ S20 E22 FOP=[YR=1993] E12 N12 W3 N2 W6 S2 W3 S12$ N12 E3 N2 E6 S2 E29N14 E1 N6 W1 N17$.

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
3	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	2010	2010	3	35	1,134	

LAND DESCRIPTION

TOTAL OB/XF 1,134

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	1.11	AC		1.00	1.00	1.00	90,000.00	90,000.00	99,900							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 1.11 Total Land Value: 99,900 Market: 0 Agricultural: 0 Common: 99,900 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

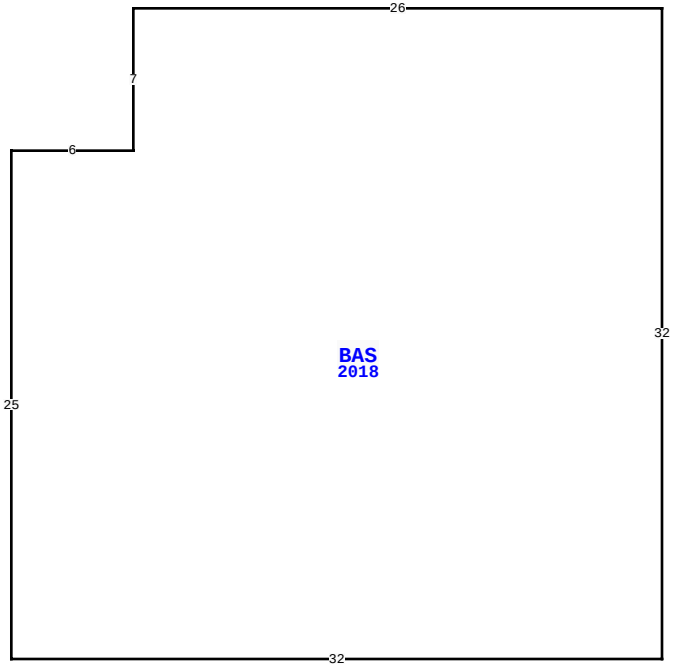
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100	2018	982	10,640
TOTALS	982			982	10,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	982	55.5660	21.67	21,280	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2025 Heated Area: 982 HX Base Yr



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TOTAL JUST VALUE		417,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5503	XFOB	7,560	02/07/1989
5696	NEW CONSTR	2,000	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: NETTLES LARRY E & JER						
GRANTEE: WHEATER JEFFREY CHA						
1605/0721	2/12/2009	QC	U	I	19	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: NETTLES LARRY E ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S7 W6 S25 E32 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/23/2024 BY NWA Total Acres: 1.11 Total Land Value: 99,900 Market: 0 Agricultural: 0 Common: 99,900 PRINTED 07/09/2026 BY SYS