PT OF LOT 2
IN OR 2701/922
BLACKROCK ESTATES PBK 5/57

BRAUDA ANTHONY C & JEANETTE E L/E/
96071 BLACKROCK ROAD
YULEE, FL 32097

2026

25-2N-28-0200-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

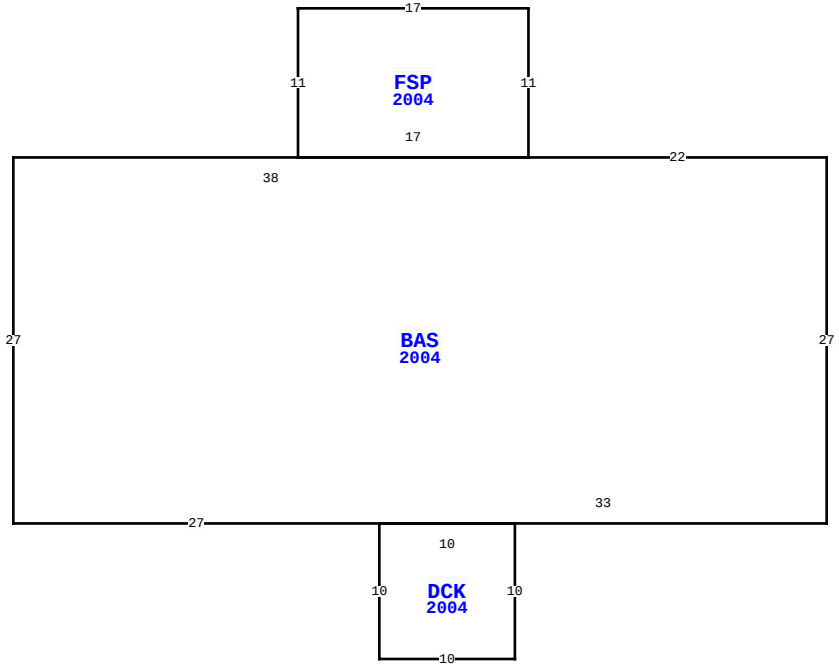
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2004	1,620	54,850
DCK	100	15	2004	15	508
FSP	187	60	2004	112	3,792
TOTALS	1,907			1,747	59,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,747	125.4000	112.86	197,166	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2005 Heated Area: 1620 HX Base Yr 2005



96071 BLACKROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,150
TOTAL MARKET OB/XF VALUE		3,648
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		145,598
SOH/AGL Deduction		64,492
ASSESSED VALUE		81,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,695
TOTAL JUST VALUE		145,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/922	3/21/2024	LE	U	I	11	100
GRANTOR: BRAUDA ANTHONY CURTIS						
GRANTEE: PRESTRIDGE-WOOD KAT						
1745/1534	10/27/2004	DG	U	I	11	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: BRAUDA ANTHONY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] N11 W17 S11 E17$ W38 S27 E27
DCK=[YR=2004] S10 E10 N10 W10$ E33 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2010	2010	3	85	638	

LAND DESCRIPTION

TOTAL OB/XF 3,648

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	0.92	AC		1.00	1.00	1.00	90,000.00	90,000.00	82,800							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 0.92 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/09/2026 BY SYS