LOT 8
IN OR 1995/28 (EX SOUTHERN
BELL ESMT OR 608/220)

SHAPIRA FRANK NATALE
86253 MELISSA RD
YULEE, FL 32097

2026

25-2N-28-0200-0008-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

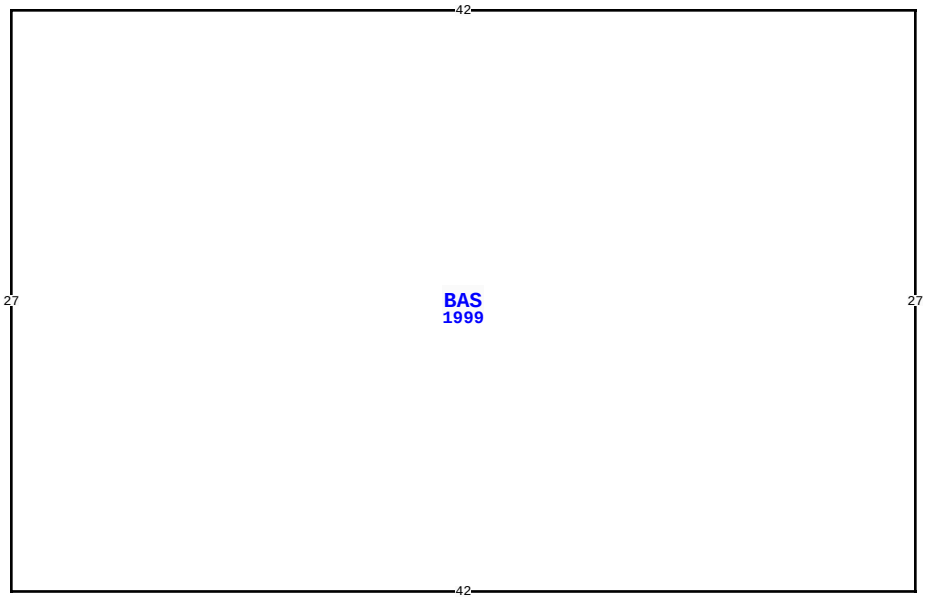
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1999	1,134	47,356
TOTALS	1,134			1,134	47,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,134	116.0000	104.40	118,390	1999	1999	0	0	0	60.00	40.00

2 M/H 94+ 0% - 0 Heated Area: 1134 HX Base Yr



BLD DATE	02/25/2008	RK	LGL DATE
XF DATE	02/25/2008	RK	LAND DATE 03/25/2026 MLU
INC DATE			AG DATE

96095 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,356
TOTAL MARKET OB/XF VALUE	16,493
TOTAL LAND VALUE - MARKET	90,900
TOTAL MARKET VALUE	154,749
SOH/AGL Deduction	29,097
ASSESSED VALUE	125,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,652
TOTAL JUST VALUE	154,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632723	21X12CPT	5,625	07/01/2016
B1531553	18X25FGR	20,084	12/01/2015
E21711	ELEC OTHER	0	04/01/1999
992696	MH MOVE-ON	0	04/01/1999
984752	CHNGE SRVC	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0028	3/26/2015	WD	U	I	12	38,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SHAPIRA FRANK NATAL						
1940/0812	10/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W42 S27 E42 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	0940	SHEDS/PORT	0	0	28	20	560.00	SF	30.00	30.00	100	1975	1975	3	20	3,360	
2	1242	WD DECK A	0	0	12	20	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	
3	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2015	2015	3	60	840	
4	0510	GARAGE WD-	0	0	25	18	450.00	SF	35.00	35.00	100	2016	2016	3	75	11,813	

LAND DESCRIPTION

TOTAL OB/XF 16,493

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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS