PT GOVT LOT 1 SEC 38-3N-28E
IN OR 1591/953 LYING N OF
OR 1880/1436 PAR A & W OF

OLIVER MARIA
P O BOX 748
YULEE, FL 32041

2026

38-3N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

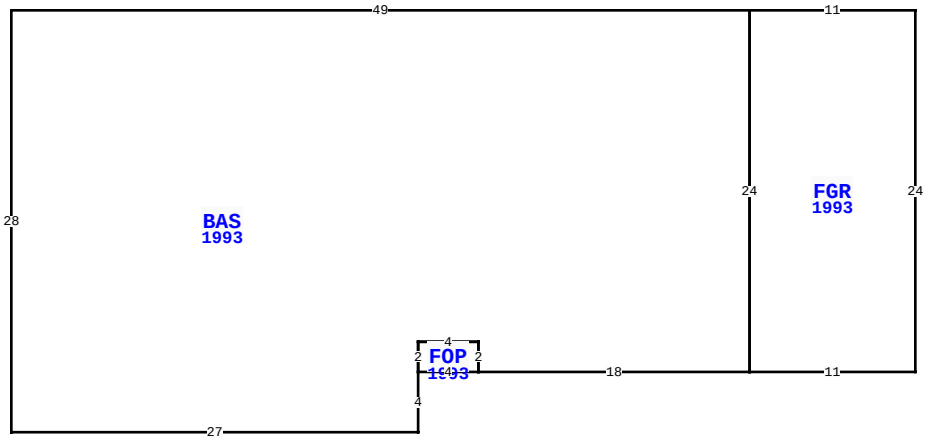
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1993	1,276	130,927
FGR	264	55	1993	145	14,878
FOP	8	30	1993	2	205
TOTALS	1,548			1,423	146,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	128.5856	135.01	192,119	1977	1977	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 0 Heated Area: 1276 HX Base Yr 2007



96310 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		146,010
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		236,910
SOH/AGL Deduction		146,409
ASSESSED VALUE		90,501
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		34,090
TOTAL JUST VALUE		236,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0386	6/26/2007	PR	Q	I	01	100
GRANTOR: OLIVER MARIA P/R						
GRANTEE: OLIVER MARIA						
0161/0689	1/01/1974	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W49 S28 E27 N4 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E18 N24 $ S24 E11 N24 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RMH	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