IN OR 2331/46

CONNER CHARLIE L
96307 BLACKROCK ROAD
YULEE, FL 32097

2026

38-3N-28-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

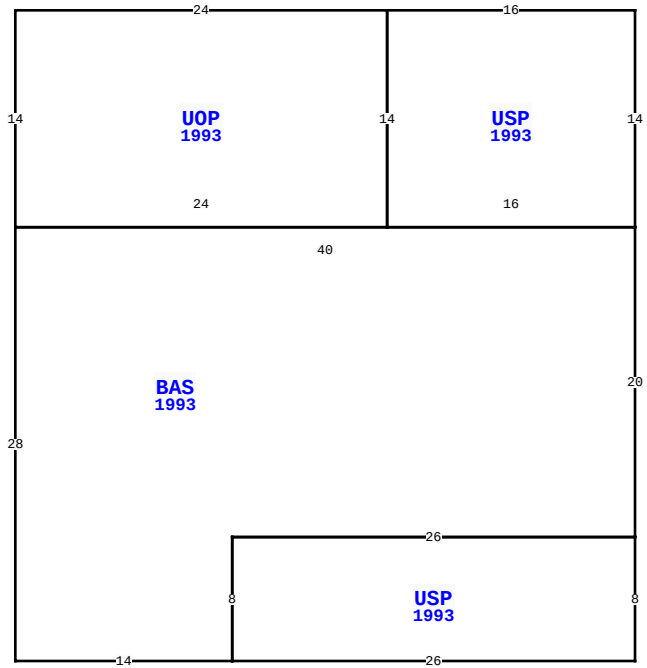
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	912	100	1993	912	77,145
UOP	336	20	1993	67	5,667
USP	208	30	1993	62	5,244
USP	224	30	1993	67	5,667
TOTALS	1,680			1,108	93,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,108	107.0600	112.41	124,550	1955	1955	0	0	0	24.75	75.25

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



96295 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	93,724
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	206,224
SOH/AGL Deduction	55,487
ASSESSED VALUE	150,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,737
TOTAL JUST VALUE	206,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0046	1/09/2020	WD	Q	I	01	100,000
GRANTOR: KNIGHT JASON L						
GRANTEE: CONNER CHARLIE L						
2294/1934	8/01/2019	PR	U	I	11	100
GRANTOR: WILKES CAROLYN J P/R						
GRANTEE: KNIGHT JASON L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W16 UOP=[YR=1993] W24 S14 BAS=[YR=1993] S28 E14 USP=[YR=1993] E26 N8 W26 S8 $ N8 E26 N20 W40 $ E24 N14 $ S14 E16 N14 $.

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
1	000100	C	RES	0		RMH	300.00	182.00	1.25	AC		1.00	1.00	1.00	90,000.00	90,000.00	112,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.25 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/09/2026 BY SYS