PT OF SEC 38-3N-28E
IN OR 2594/263

VARGAS BALBINA VARGAS DE/BOWEN RUBY E
96273 BLACKROCK RD
YULEE, FL 32097

2026

38-3N-28-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

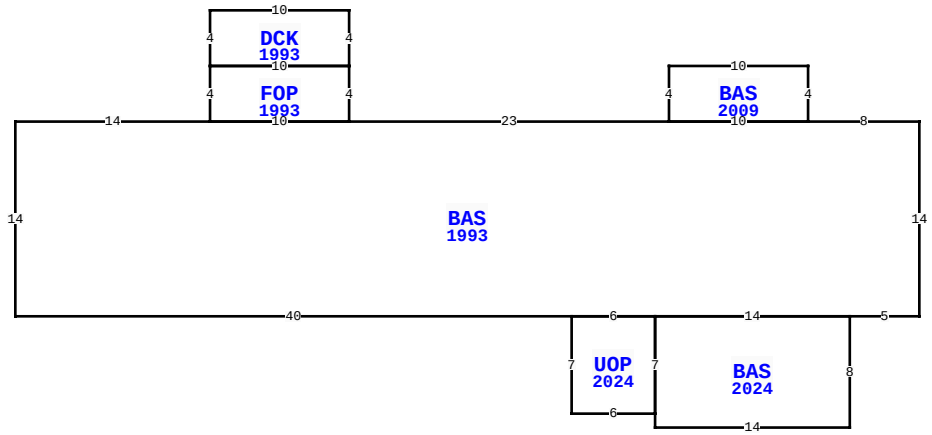
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	17,218
BAS	40	100	2009	40	757
BAS	112	100	2024	112	2,119
DCK	40	15	1993	6	113
FOP	40	30	1993	12	227
UOP	42	25	2024	10	189
TOTALS	1,184			1,090	20,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,090	74.2000	63.07	68,746	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 2023 Heated Area: 1062 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

96273 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		145,624
SOH/AGL Deduction		78,728
ASSESSED VALUE		66,896
TOTAL EXEMPTION VALUE	HX HB WX SX	66,896
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0263	9/07/2022	QC	U	I	11	100
GRANTOR: 96273 BLACKROCK ROAD						
GRANTEE: VARGAS BALBINA V D						
2589/1456	9/07/2022	QC	U	I	11	90,000
GRANTOR: BOWEN FREDDIE D JR						
GRANTEE: VARGAS BALBINA V D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=100,10] W8 W10 W23 W10 W14 S14 E40 E6 E14 E5 N14 $
BAS=[YR=2024;ORIG=81,24] E14 S8 W14 N1 N7 $
UOP=[YR=2024;ORIG=81,24] W6 S7 E6 N7 $
BAS=[YR=2009;ORIG=92,10] N4 W10 S4 E10 $
DCK=[YR=1993;ORIG=59,2] W10 S4 E10 N4 $
FOP=[YR=1993;ORIG=59,6] W10 S4 E10 N4 $
.

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	100	0006	RMH	100.00	162.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.39 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS