

MAY KENNETH M & DANA
96903 BLACKROCK ROAD
YULEE, FL 32097

43-3N-28-0118-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	2,606		92.4480		EFF. BASE RATE		128.50		REPL. COST NEW		334,871		2005		2005		ECON		FNCT		0		0		15.00		85.00	
Exterior Wall		03	GABLE/HIP 100		1 SNGL FAM		100%		- 2011		Heated Area: 2163		HX Base Yr 2011																									
Roof Structur		03	COMP SHNGL 100																																			
Roof Cover		05	DRYWALL 100																																			
Interior Wall		14	CARPET 70																																			
Interior Floo		08	SHT VINYL 30																																			
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		00	0 100																																			
Occupancy		00	NONE 100																																			
Quality		01	Quality Level 01																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA																																			
NEIGHBORHOOD/LOC		4031	00																																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS		2,163	100	2005	2,163	236,254																																
FGR		651	55	2005	358	39,103																																
FOP		27	30	2005	8	874																																
FSP		192	40	2005	77	8,411																																
TOTALS		3,033			2,606	284,640																																
EXTRA FEATURES		96903 BLACKROCK RD, YULEE										BLD DATE				LGL DATE		04/14/2025		MLU																		
												XF DATE				LAND DATE																						
												INC DATE				AG DATE																						
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																						
2	0680	POLE SHED	0 100	16	10	160.00	SF	10.00	10.00	100	2008	2008	3	44	704																							