LOT 9
IN OR 815/1120
CHESTER FOREST UNR

**EVANS WILLIE JR & VIRGINIA D**
96875 BLACKROCK ROAD
YULEE, FL 32097

**2026**

**43-3N-28-5098-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

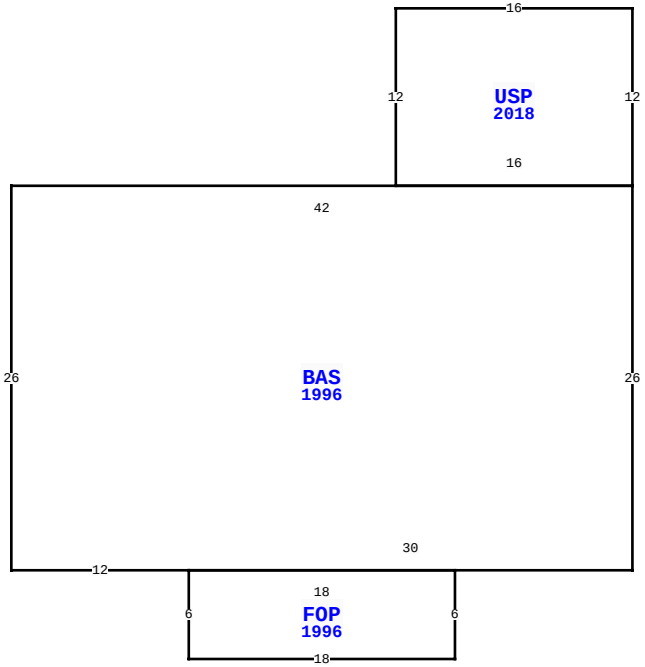
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | 1996 | 1,092 | 135,346 |
| FOP | 108 | 30 | 1996 | 32 | 3,966 |
| USP | 192 | 30 | 2018 | 58 | 7,188 |
| TOTALS | 1,392 | | | 1,182 | 146,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,182 | 103.9860 | 144.54 | 170,846 | 1996 | 1996 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM 100% - 1999 Heated Area: 1092 HX Base Yr 1999




96875 BLACKROCK RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 146,500 |
| TOTAL MARKET OB/XF VALUE | | 6,380 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 277,880 |
| SOH/AGL Deduction | | 179,559 |
| ASSESSED VALUE | | 98,321 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 46,910 |
| TOTAL JUST VALUE | | 277,880 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,401 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1703905 | REPAIR/RRF | 6,500 | 06/01/2017 |
| 9502423 | NEW CONSTR | 63,045 | 11/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0815/1120 | 12/04/1997 | WD | Q | I | 06 | 40,150 |
| GRANTOR: EVANS VIRGINIA D F/K/ | | | | | | |
| GRANTEE: EVANS WILLIE JR & V | | | | | | |
| 0727/1181 | 4/12/1995 | WD | Q | V | | 7,500 |
| GRANTOR: COOPER GAIL SPRATT P/ | | | | | | |
| GRANTEE: BROWN VIRGINIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2018] N12 W16 S12 E16$ BAS=[YR=1996] W42 S26 E12
FOP=[YR=1996] S6 E18 N6 W18$ E30 N26$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 76 | 2,660 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 400.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2022 | | 93 | 3,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,380

| 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 | 000134 | C | RES POND | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.59 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS