LOT 10
IN OR 2240/1574
CHESTER FOREST UNR

BOWEN FAMILY TRUST/BOWEN FREDDIE SR TRUSTEE
96881 BLACKROCK RD
YULEE, FL 32097

2026

43-3N-28-5098-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

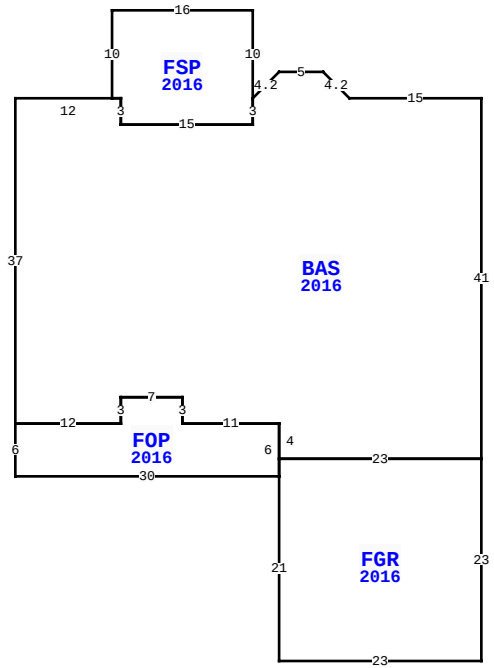
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,011	100	2016	2,011	254,295
FGR	529	55	2016	291	36,797
FOP	201	30	2016	60	7,587
FSP	205	40	2016	82	10,369
TOTALS	2,946			2,444	309,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,444	95.2560	132.41	323,610	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 2011 HX Base Yr 2017



96881 BLACKROCK RD, YULEE

BLD DATE	03/03/2023 NW	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		309,048
TOTAL MARKET OB/XF VALUE		916
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		434,964
SOH/AGL Deduction		186,727
ASSESSED VALUE		248,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,826
TOTAL JUST VALUE		434,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632101	CO ISSUED	0	11/04/2016
B1632101	NEW CONSTR	256,190	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/1574	11/27/2018	WD	U	I	11	100
GRANTOR: BOWEN FREDDIE SR & LI						
GRANTEE: BOWEN FAMILY TRUST						
2083/1209	11/07/2016	WD	Q	I	01	250,000
GRANTOR: COASTAL SERVICE COMPA						
GRANTEE: BOWEN FREDDIE SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 U3 L3 W5 L3 D3 FSP=[YR=2016] N10 W16 S10 E1 S3 E15 N3$ S3 W15 N3 W12 S37 FOP=[YR=2016] S6 E30 FGR=[YR=2016] S21 E23 N23 W23 S2$ N6 W11 N3 W7 S3 W12$ E12 N3 E7 S3 E11 S4 E23 N41$.

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
3	1125	CB/STC 6"	0	100	40	0	140.00	SF	7.35	7.35	100	2010	2010	3	89	916	

LAND DESCRIPTION

TOTAL OB/XF 916

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	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 01/19/2023 BY DJA Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS