LOT 12
IN OR 2730/356
CHESTER FOREST UNR &

CALVO NICHOLAS & MOLLY
96893 BLACKROCK ROAD
YULEE, FL 32097

**2026**

**43-3N-28-5098-0012-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

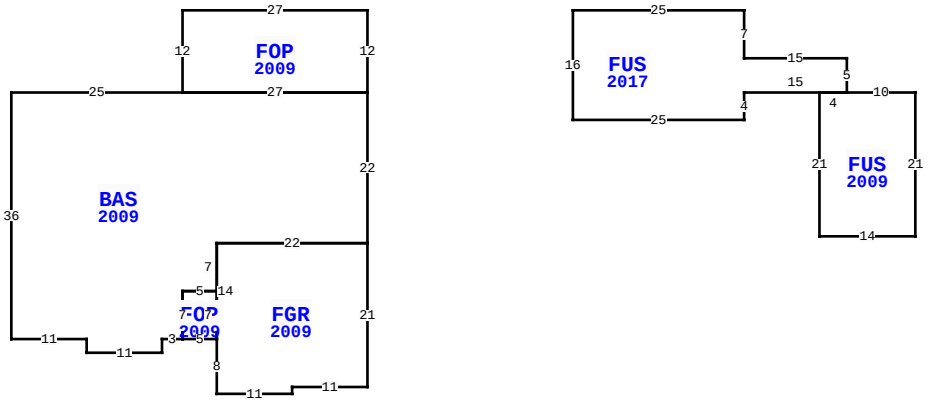
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,551 | 100 | 2009 | 1,551 | 187,455 |
| FGR | 473 | 55 | 2009 | 260 | 31,424 |
| FOP | 35 | 30 | 2009 | 10 | 1,209 |
| FOP | 324 | 30 | 2009 | 97 | 11,723 |
| FUS | 294 | 100 | 2009 | 294 | 35,533 |
| FUS | 475 | 100 | 2017 | 475 | 57,409 |
| TOTALS | 3,152 | | | 2,687 | 324,752 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,687 | 94.0032 | 130.66 | 351,083 | 2009 | 2009 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM 100% - 2025 Heated Area: 2320 HX Base Yr 2025




96893 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 | | 266,450 |
| TOTAL MARKET OB/XF VALUE | | 9,300 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 400,750 |
| SOH/AGL Deduction | | 82,611 |
| ASSESSED VALUE | | 318,139 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 266,728 |
| TOTAL JUST VALUE | | 400,750 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C19218 | CO ISSUED | 0 | 01/27/2009 |
| M13212 | MECH OTHER | 0 | 08/01/2007 |
| B19218 | NEW CONSTR | 180,444 | 12/01/2006 |
| E18538 | ELEC OTHER | 0 | 12/01/2006 |
| R09973 | REPAIR/RRF | 1,000 | 12/01/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2730/356 | 8/02/2024 | WD | Q | I | 01 | 452,500 |
| GRANTOR: ELLERKER FRANK & ELLE | | | | | | |
| GRANTEE: CALVO NICHOLAS & MO | | | | | | |
| 2035/1962 | 3/23/2016 | WD | U | I | 11 | 100 |
| GRANTOR: KIDD ROBERT L & TINA | | | | | | |
| GRANTEE: ELLERKER FRANK & EL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2009] W27 S12 BAS=[YR=2009] W25 S36 E11 S2 E11 N2 E3 FOP=[YR=2009] E5 FGR=[YR=2009] S8 E11 N1 E11 N21 W22 S14 $ N7 W5 S7 $ N7 E5 N7 E22 N22 W27$ E27 N12 $ PTR=E30 FUS=[YR=2017] E25 S7 E15 S5 FUS=[YR=2009] E10 S21 W14 N21 E4$ W15 S4 W25 N16$ W30 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2009 | 2009 | 3 | 91 | 3,185 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 14 | 336.00 | SF | 35.00 | 35.00 | 100 | 2010 | 2010 | 3 | 52 | 6,115 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,300

| 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 01/01/2023 BY CD Total Acres: 0.59 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS