PT OF LOT 30
IN OR 1645/1074
LOFTON CHESTER TRACT

RICHARDSON TAMIRA L
96991 BLACKROCK ROAD
YULEE, FL 32097

2026

43-3N-28-5100-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

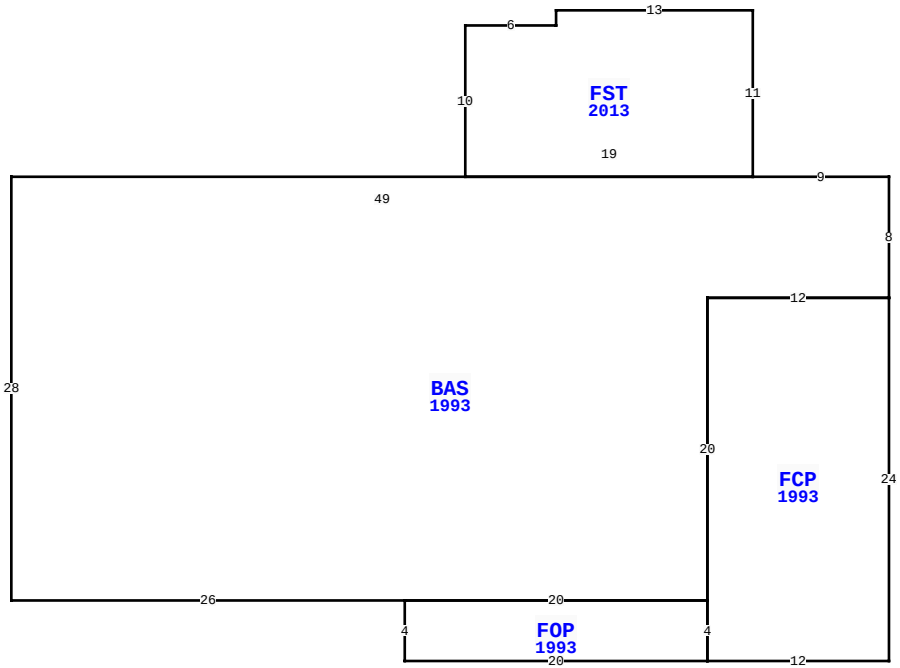
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,384	100	1993	1,384	146,001
FCP	288	25	1993	72	7,595
FOP	80	30	1993	24	2,531
FST	203	55	2013	112	11,815
TOTALS	1,955			1,592	167,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	116.4840	122.31	194,718	1987	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2006 Heated Area: 1384 HX Base Yr 2006



96991 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,944
TOTAL MARKET OB/XF VALUE		16,589
TOTAL LAND VALUE - MARKET		98,550
TOTAL MARKET VALUE		283,083
SOH/AGL Deduction		112,440
ASSESSED VALUE		170,643
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,232
TOTAL JUST VALUE		283,083
NCON VALUE		60,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973869	GARAGE	10,045	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1645/1074	10/26/2009	QC	U	I	30	100
GRANTOR: MEEKS SHAREEN COATES						
GRANTEE: RICHARDSON TAMIRA L						
1308/1244	4/11/2005	WD	Q	I		157,600
GRANTOR: BARNFIELD MARLENE						
GRANTEE: RICHARDSON TAMIRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FST=[YR=2013] N11 W13 S1 W6 S10 E19$ W49 S28 E26 FOP=[YR=1993] S4 E20N4 W20 $ E20 FCP=[YR=1993] S4 E12 N24 W12 S20$ N20 E12 N8$.

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	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1998	1998	3	72	16,589	

LAND DESCRIPTION

TOTAL OB/XF 16,589

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		RSF-	179.00	179.00	0.73	AC		1.00	1.00	1.50	90,000.00	135,000.00	98,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.73 Total Land Value: 98,550 Market: 0 Agricultural: 0 Common: 98,550 PRINTED 07/09/2026 BY SYS