LOT 12 & PT OF JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1971/1670
CHESTER MEADOWS PBK 5/40

HERBERT JAMES JOHN & MARY R
96947 BLACKROCK ROAD
YULEE, FL 32097

2026

43-3N-28-5101-0012-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

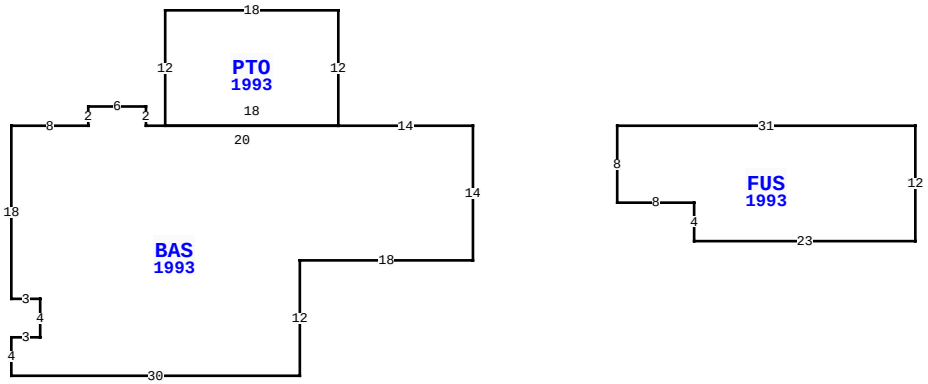
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	119,167
FUS	340	100	1993	340	39,260
PTO	216	5	1993	11	1,270
TOTALS	1,588			1,383	159,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	129.7660	136.25	188,434	1993	1993	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 2016 Heated Area: 1372 HX Base Yr 2016



96947 BLACKROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,698
TOTAL MARKET OB/XF VALUE		3,902
TOTAL LAND VALUE - MARKET		134,100
TOTAL MARKET VALUE		297,700
SOH/AGL Deduction		162,005
ASSESSED VALUE		135,695
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,284
TOTAL JUST VALUE		297,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617986	REPAIR/RRF	561	10/31/2006
8570	NEW CONSTR	3,200	12/01/1992
8409	NEW CONSTR	50,600	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/1670	3/31/2015	WD	Q	I	01	158,700
GRANTOR: PMR LLC						
GRANTEE: HERBERT JAMES JOHN						
1942/1194	10/06/2014	CT	U	I	18	68,100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N12 W18 S12 E18 $ W20 N2 W6 S2 W8 S18 E3 S4 W3 S4 E30 N12 E18 N14 $ PTR=E15 FUS=[YR=1993] E31 S12 W23 N4 W8 N8$ W15$.

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	1242	WD DECK A	0	100	17	11	187.00	SF	10.00	10.00	100	2002	2002	3	20	374	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2002	2002	3	28	3,528	

LAND DESCRIPTION

TOTAL OB/XF 3,902

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-1	0.00	0.00	1.49	AC		1.00	1.00	1.00	90,000.00	90,000.00	134,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.49 Total Land Value: 134,100 Market: 0 Agricultural: 0 Common: 134,100 PRINTED 07/09/2026 BY SYS