IN OR 2733/1135
A/K/A LOTS 7 8 9 & 10UNR
JOHN LOWE MILL GRANT UNR

DOWNS STEVEN G & JODI E
97562 PIRATES POINT RD
YULEE, FL 32097

2026

44-3N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

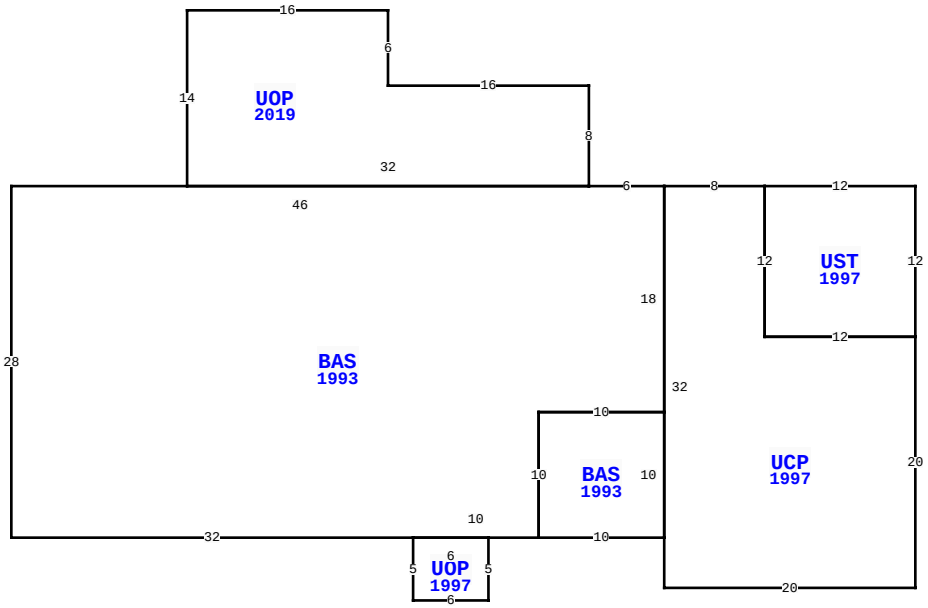
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	1993	100	8,878
BAS	1,356	100	1993	1,356	120,391
UCP	496	20	1997	99	8,790
UOP	30	20	1997	6	533
UOP	352	20	2019	70	6,215
UST	144	45	1997	65	5,771
TOTALS	2,478			1,696	150,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	119.5100	125.49	212,831	1981	1981	0	0	0	29.25	70.75

1 SINGLE FAM 0% - 2025 Heated Area: 1456 HX Base Yr



96710 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	184,540
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	485,726
SOH/AGL Deduction	0
ASSESSED VALUE	485,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,726
TOTAL JUST VALUE	485,726
NCON VALUE	37,069
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013473	NEW GARAGE T-1500	97,275	12/05/2024
B20605	REMODEL	2,144	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/1135	8/14/2024	WD	Q	I	01	425,000
GRANTOR: STEFAN LINDA J						
GRANTEE: DOWNS STEVEN G & JO						
2490/209	8/20/2021	WD	Q	I	01	350,000
GRANTOR: CHRISTENSEN MICHELLE						
GRANTEE: STEFAN LINDA J						

BUILDING NOTES

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	0350	CARPORT WD	0	0	12	38	456.00	SF	13.00	13.00	100	1995	1995	3	20	1,186	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] W6 W46 S28 E32 E10 N10 E10 N18 $
UCP=[YR=1997;ORIG=-12,0] W8 S32 E20 N20 W12 N12 $
UOP=[YR=2019;ORIG=-26,0] N8 W16 N6 W16 S14 E32 $
UST=[YR=1997;ORIG=0,0] W12 S12 E12 N12 $
BAS=[YR=1993;ORIG=-30,28] E10 N10 W10 S10 $
UOP=[YR=1997;ORIG=-40,28] S5 E6 N5 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	0		RSF-1	0.00	0.00	4.00	LT		1.00	1.00	0.60	125,000.00	75,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

IN OR 2733/1135
A/K/A LOTS 7 8 9 & 10UNR
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2026

44-3N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

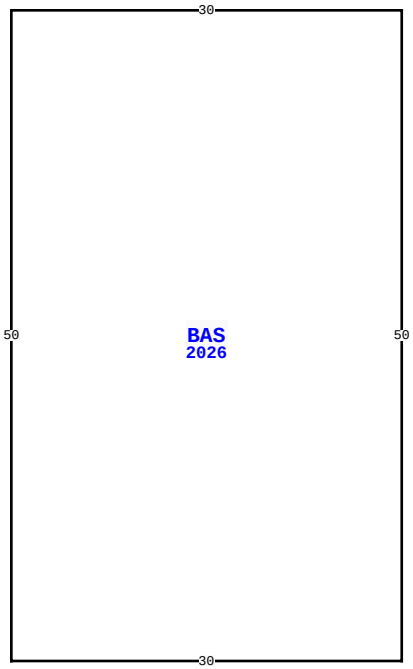
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2026	1,500	33,962
TOTALS	1,500			1,500	33,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 1500 HX Base Yr



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GRANTOR: STEFAN LINDA J						
GRANTEE: DOWNS STEVEN G & JO						
2490/209	8/20/2021	WD	Q	I	01	350,000
GRANTOR: CHRISTENSEN MICHELLE						
GRANTEE: STEFAN LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,0] E30 S50 W30 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS