



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	1993	2,634	286,974
FCP	392	25	2007	98	10,677
FGR	644	55	1993	354	38,568
FOP	36	30	1993	11	1,198
UST	392	45	2007	176	19,175

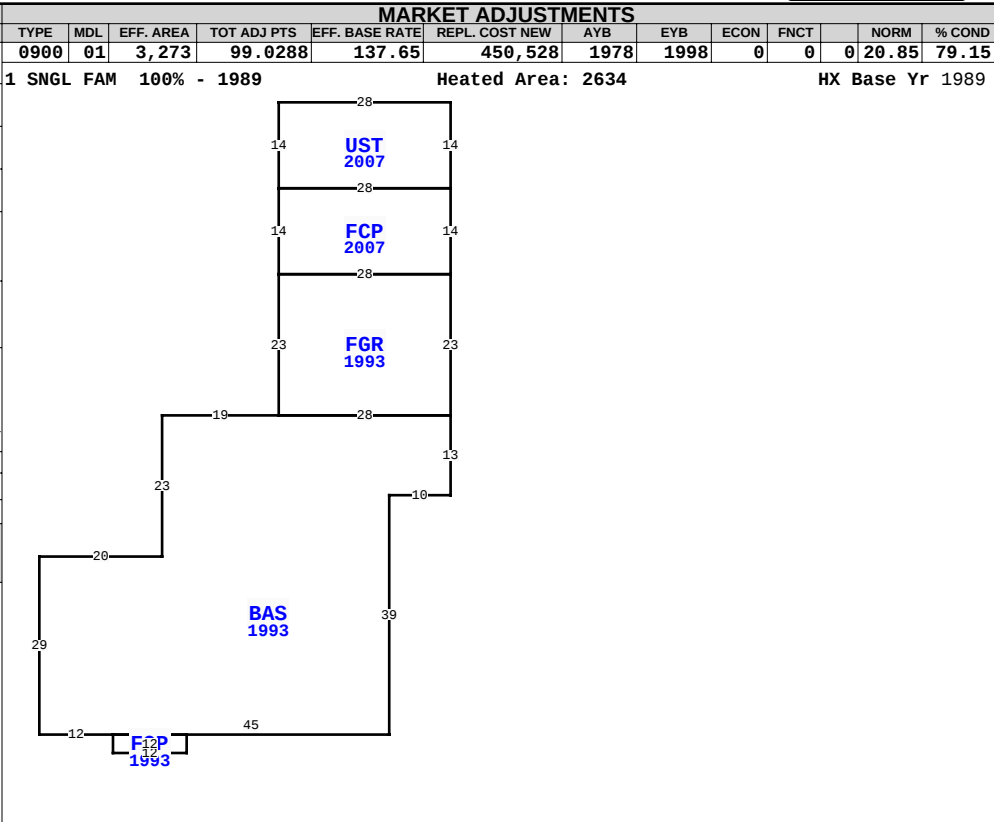
TOTALS	4,098			3,273	356,593
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EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1995	1995	03	85	34,000	
9	1121	CB 4"	0	100	0	0	1,310.00	SF	5.00	5.00	100	1996	1996	3	68	4,454	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	0.75	125,000.00	93,750.00	187,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

96686 BLACKROCK RD, YULEE

TOTAL OB/XF																	42,374
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				356,593	
TOTAL MARKET OB/XF VALUE				42,374	
TOTAL LAND VALUE - MARKET				187,500	
TOTAL MARKET VALUE				586,467	
SOH/AGL Deduction				378,266	
ASSESSED VALUE				208,201	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				156,790	
TOTAL JUST VALUE				586,467	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				555,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703440	H/AC	0	06/01/2017
2950	REMODEL	3,600	02/09/1988
4651	ADDITION	0	02/09/1988
4796	REMODEL	1,200	02/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0769	6/28/2016	WD	U	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANGANARO FAMILY TR						
0520/0784	6/22/1987	WD	Q	I		65,000
GRANTOR: CADY CHARLES JR & E						
GRANTEE: MANGANARO MARIO & R						

BUILDING NOTES

BUILDING DIMENSIONS									
UST=[YR=2007] W28 S14 FCP=[YR=2007] S14 FGR=[YR=1993] S23 BAS=[YR=1993] W19 S23 W20 S29 E12 FOP=[YR=1993] S3 E12 N3 W12\$ E45 N39 E10 N13 W28\$ E28 N23 W28\$ E28 N14 W28\$ E28 N14\$									