LOT 4 R673394
R/W ESMT IN OR 866/1523
EX ESMT OR 619/304

GRIMES KAREN P
96715 BLACKROCK RD
YULEE, FL 32097

2026

44-3N-28-5000-0004-0000

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	08	SHT VINYL 100
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
Quality	04	Quality Level 04

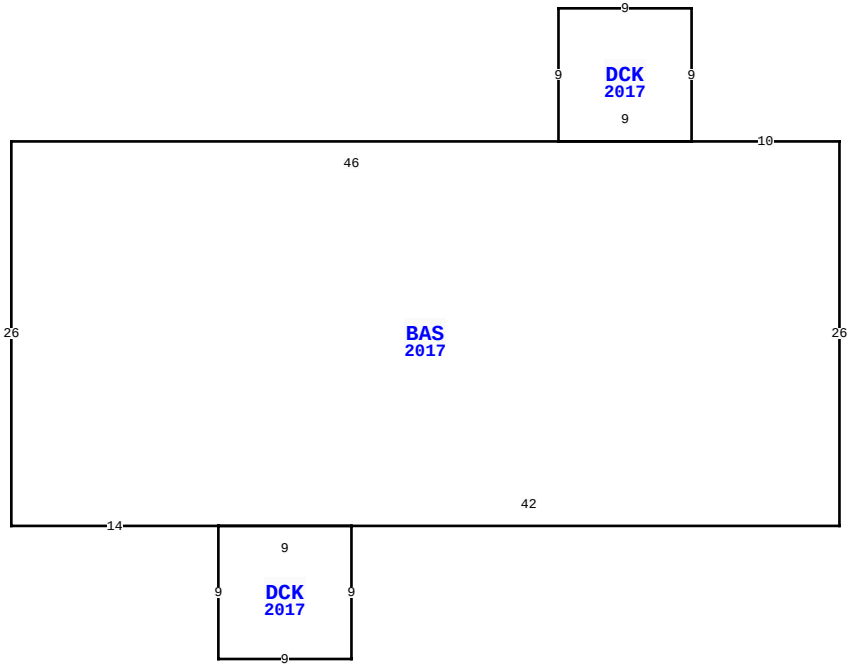
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2017	1,456	131,459
DCK	81	15	2017	12	1,083
DCK	81	15	2017	12	1,083
TOTALS	1,618			1,480	133,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,480	125.4000	112.86	167,033	2017	2017	0	0	0	20.00	80.00

2 M/H 94+ 100% - 2022 Heated Area: 1456 HX Base Yr 2022



96715 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		216,125
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		333,125
SOH/AGL Deduction		122,623
ASSESSED VALUE		210,502
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		154,091
TOTAL JUST VALUE		333,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH177894	MH MOVE-ON	0	01/01/2018
MH04618	CO ISSUED	0	11/09/2017
MH04618	MH MOVE-ON	0	09/01/2017
B1633392	DEMOLITION	0	11/01/2016
B1633393	DEMOLITION	0	11/01/2016
992555	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1450	9/09/2021	SW	Q	I	01	275,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: GRIMES KAREN P						
2067/1301	8/23/2016	WD	U	I	37	35,000
GRANTOR: INVJAXPROP LLC						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 DCK=[YR=2017] N9 W9 S9 E9$ W46 S26 E14
DCK=[YR=2017] S9 E9 N9 W9$ E42 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.00	AC		1.00	1.00	0.65	90,000.00	58,500.00	117,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

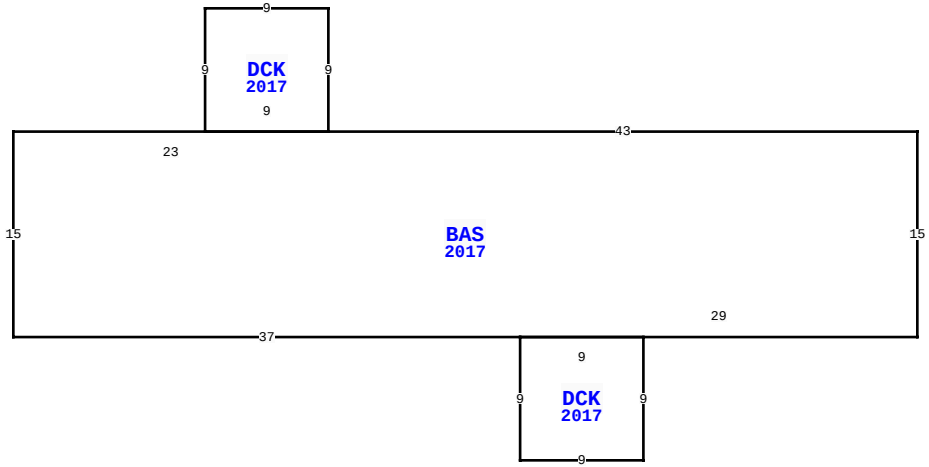
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2017	990	80,546
DCK	81	15	2017	12	976
DCK	81	15	2017	12	976
TOTALS	1,152			1,014	82,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,014	113.0000	101.70	103,124	2017	2017	0	0	0	20.00	80.00

3 M/H 94+ 0% - 2022 Heated Area: 990 HX Base Yr 2022



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TOTAL JUST VALUE		333,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7720	MH MOVE-ON	28,000	02/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1450	9/09/2021	SW	Q	I	01	275,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: GRIMES KAREN P						
2067/1301	8/23/2016	WD	U	I	37	35,000
GRANTOR: INVJAXPROP LLC						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W43 DCK=[YR=2017] N9 W9 S9 E9$ W23 S15 E37
DCK=[YR=2017] S9 E9 N9 W9$ E29 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/09/2026 BY SYS