LOT 10
BLACKHEATH PARK PB 7/169

TOLL SOUTHEAST LP COMPANY INC
40 EVEREST LN STE 5
ST JOHNS, FL 32259

2026

45-3N-28-014B-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4066.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96308 BLACKHEATH PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182,250
TOTAL MARKET VALUE	182,250
SOH/AGL Deduction	131,922
ASSESSED VALUE	50,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,328
TOTAL JUST VALUE	182,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/1721	3/13/2026	SW	Q	V	01	300,000
GRANTOR: WILLYOUNG JAMES ERIC						
GRANTEE: TOLL SOUTHEAST LP C						
1525/1593	9/18/2007	WD	U	V		300,000
GRANTOR: DICKENS KENNETH						
GRANTEE: WILLYOUNG JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

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	000131	C	RES CREEK	0		RSF-1	162.00	205.00	162.00	FF		1.00	1.00	0.25	4,500.00	1,125.00	182,250							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 0.00 Total Land Value: 182,250 Market: 0 Agricultural: 0 Common: 182,250 PRINTED 07/09/2026 BY SYS