LOT 117
BLACKROCK COVE PHASE ONE OR 2695

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2026

45-3N-28-0500-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

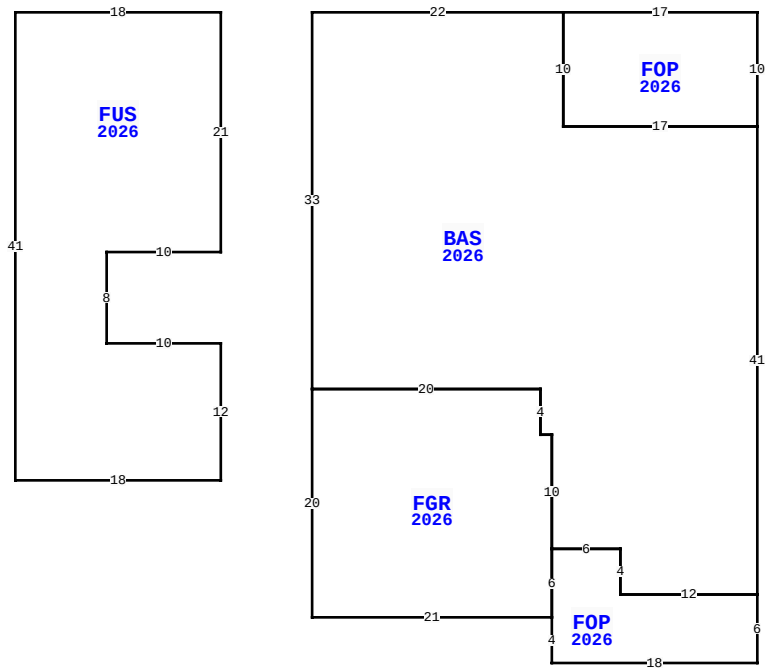
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4100.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	2026	1,421	162,307
FGR	416	55	2026	229	26,156
FOP	132	30	2026	40	4,569
FOP	170	30	2026	51	5,825
FUS	658	100	2026	658	75,157
TOTALS	2,797			2,399	274,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	108.7800	114.22	274,014	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2079 HX Base Yr



96813 BLACKROCK COVE WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,014
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	339,014
SOH/AGL Deduction	0
ASSESSED VALUE	339,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,014
TOTAL JUST VALUE	339,014
NCON VALUE	274,014
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000064			01/06/2026
B250004298	H-2078. G-439. P-	390,624	04/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/1040	8/22/2024	SW	Q	V	05	2,677,700

GRANTOR: VPAMH BLACKROCK COVE
GRANTEE: AMH DEVELOPMENT LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=61,10] W22 S33 E20 S4 E1 S10 E6 S4 E12 N41 W17 N10 $
FUS=[YR=2026;ORIG=31,10] W18 S41 E18 N12 W10 N8 E10 N21 $
FGR=[YR=2026;ORIG=39,43] E20 S4 E1 S10 S6 W21 N20 $
FOP=[YR=2026;ORIG=61,10] E17 S10 W17 N10 $
FOP=[YR=2026;ORIG=78,61] W12 N4 W6 S6 S4 E18 N6 $
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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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/27/2026 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS