LOT 121
BLACKROCK COVE PHASE ONE OR 2695

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

**2026**

**45-3N-28-0500-0121-0000**

## 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 |

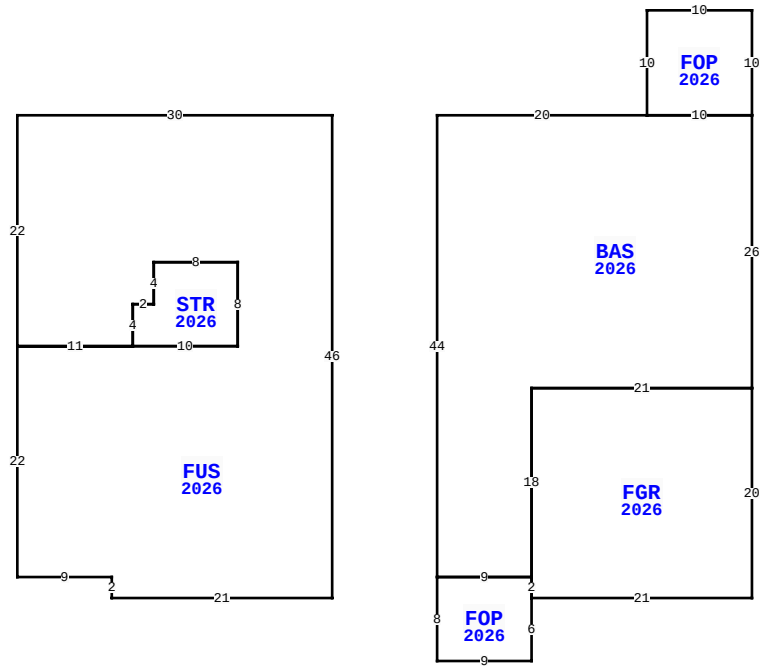
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4100.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 942 | 100 | 2026 | 942 | 105,400 |
| FGR | 420 | 55 | 2026 | 231 | 25,847 |
| FOP | 72 | 30 | 2026 | 22 | 2,462 |
| FOP | 100 | 30 | 2026 | 30 | 3,357 |
| FUS | 1,290 | 100 | 2026 | 1,290 | 144,338 |
| STR | 72 | 10 | 2026 | 7 | 783 |
| TOTALS | 2,896 | | | 2,522 | 282,187 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,522 | 106.5600 | 111.89 | 282,187 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2232 HX Base Yr




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

96883 BLACKROCK COVE WAY, YULEE

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 282,187 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 347,187 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 347,187 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 347,187 |
| TOTAL JUST VALUE | 347,187 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,827 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250009687 | | | 08/28/2025 |
| B250003573 | H-2241 G-414 P-23 | 414,081 | 04/07/2025 |

### 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

FUS=[YR=2026;ORIG=40,10] W30 S22 E11 N4 E2 N4 E8 S8 W10 W11 S22 E9 S2 E21 N46 $
BAS=[YR=2026;ORIG=80,10] W10 W20 S44 E9 N18 E21 N26 $
FGR=[YR=2026;ORIG=80,36] W21 S18 S2 E21 N20 $
FOP=[YR=2026;ORIG=80,10] W10 N10 E10 S10 $
FOP=[YR=2026;ORIG=50,54] E9 S2 S6 W9 N8 $
STR=[YR=2026;ORIG=31,24] W8 S4 W2 S4 E10 N8 $
.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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