LOT 144
BLACKROCK COVE PHASE ONE OR 2695

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

2026

45-3N-28-0500-0144-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

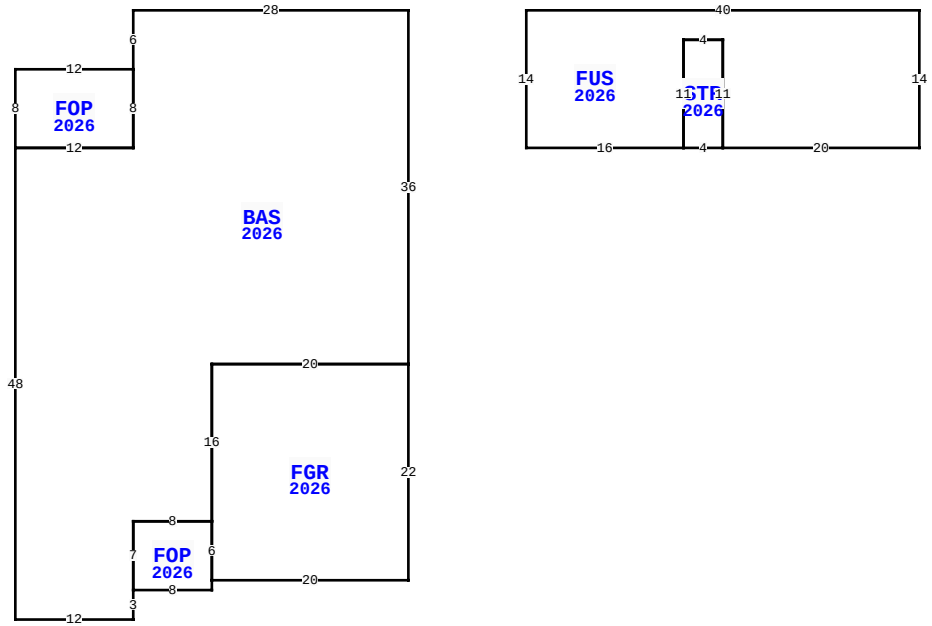
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4100.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2026	1,712	258,152
FGR	440	55	2026	242	36,491
FOP	56	30	2026	17	2,563
FOP	96	30	2026	29	4,373
FUS	516	100	2026	516	77,808
STR	44	10	2026	4	603
TOTALS	2,864			2,520	379,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,520	108.4800	150.79	379,991	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2228 HX Base Yr



96850 BLACKROCK COVE WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	379,991
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	444,991
SOH/AGL Deduction	0
ASSESSED VALUE	444,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,991
TOTAL JUST VALUE	444,991
NCON VALUE	379,991
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012283			11/05/2025
B250006971	H-2217. G-424. P-	412,836	06/26/2025

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=20,10] E28 S36 W20 S16 W8 S7 S3 W12 N48 E12 N8 N6 $
FOP=[YR=2026;ORIG=20,24] W12 N8 E12 S8 $
FGR=[YR=2026;ORIG=28,46] E20 S22 W20 N6 N16 $
FOP=[YR=2026;ORIG=20,69] E8 N1 N6 W8 S7 $
FUS=[YR=2026;ORIG=60,10] E40 S14 W20 N11 W4 S11 W16 N14 $
STR=[YR=2026;ORIG=76,13] E4 S11 W4 N11 $
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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 01/15/2026 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS