LOT 147
BLACKROCK COVE PHASE ONE OR 2695

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

2026

45-3N-28-0500-0147-0000

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

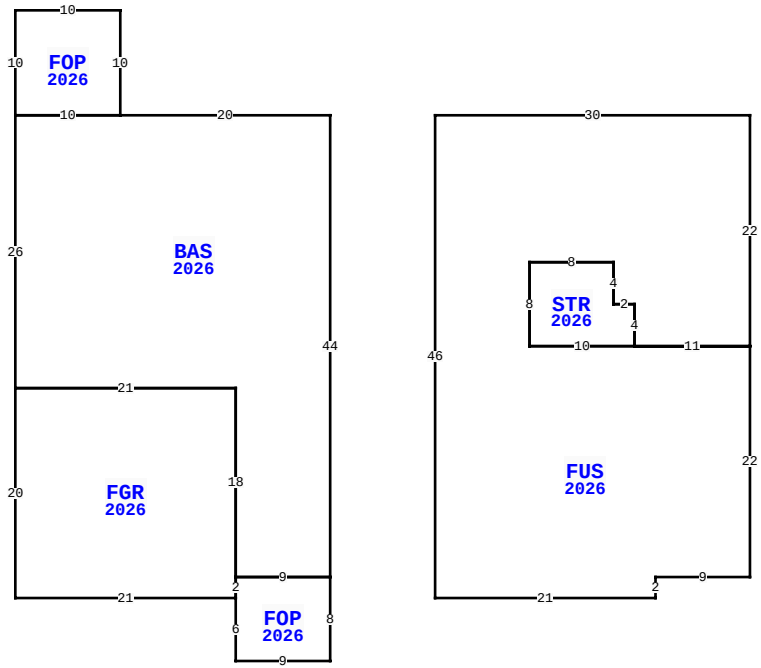
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4100.00

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



96826 BLACKROCK COVE WAY, YULEE

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

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	282,187
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012821			11/20/2025
B250006196	H-2241. G-414. P-	414,081	06/10/2025

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=10,10] E10 E20 S44 W9 N18 W21 N26 $
FOP=[YR=2026;ORIG=10,10] E10 N10 W10 S10 $
FGR=[YR=2026;ORIG=10,36] E21 S18 S2 W21 N20 $
FOP=[YR=2026;ORIG=40,54] W9 S2 S6 E9 N8 $
FUS=[YR=2026;ORIG=50,10] E30 S22 W11 N4 W2 N4 W8 S8 E10 E11 S22 W9 S2 W21 N46 $
STR=[YR=2026;ORIG=59,24] E8 S4 E2 S4 W10 N8 $
.

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