LOT 148
BLACKROCK COVE PHASE ONE OR 2695

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

2026

45-3N-28-0500-0148-0000

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

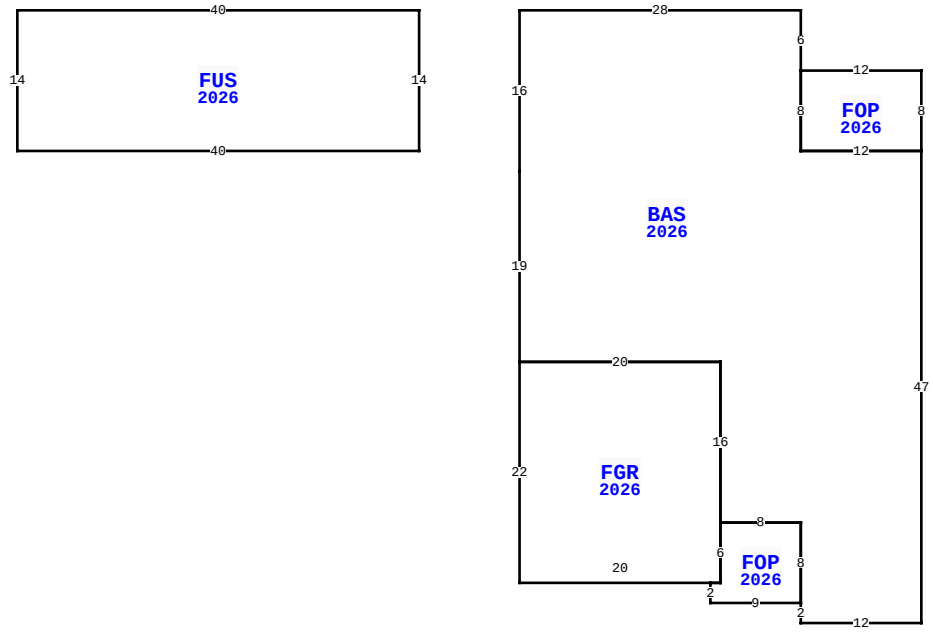
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4100.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	2026	1,672	190,441
FGR	440	55	2026	242	27,564
FOP	66	30	2026	20	2,278
FOP	96	30	2026	29	3,303
FUS	560	100	2026	560	63,784
TOTALS	2,834			2,523	287,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	108.4800	113.90	287,370	2025	2025	0	0	0	0.00	100.00

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



96818 BLACKROCK COVE WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,370
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	352,370
SOH/AGL Deduction	0
ASSESSED VALUE	352,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,370
TOTAL JUST VALUE	352,370
NCON VALUE	287,370
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012961			11/25/2025
B250006198	H-2217. G-424. P-	408,103	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=88,10] W28 S16 S19 E20 S16 E8 S8 S2 E12 N47 W12 N8 N6 $
FUS=[YR=2026;ORIG=50,10] W40 S14 E40 N14 $
FGR=[YR=2026;ORIG=80,45] W20 S22 E20 N6 N16 $
FOP=[YR=2026;ORIG=88,16] E12 S8 W12 N8 $
FOP=[YR=2026;ORIG=88,69] W9 N2 E1 N6 E8 S8 $
.

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 02/19/2026 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS