IN OR 2798/253
ESMT OR 367/256

HAMBACKER GREGORY W REVOCABLE TRUST/HAMBACKER GREG
96636 BLACKROCK RD
YULEE, FL 32097

2026

50-3N-28-0000-0005-0030

BUILDING CHARACTERISTICS

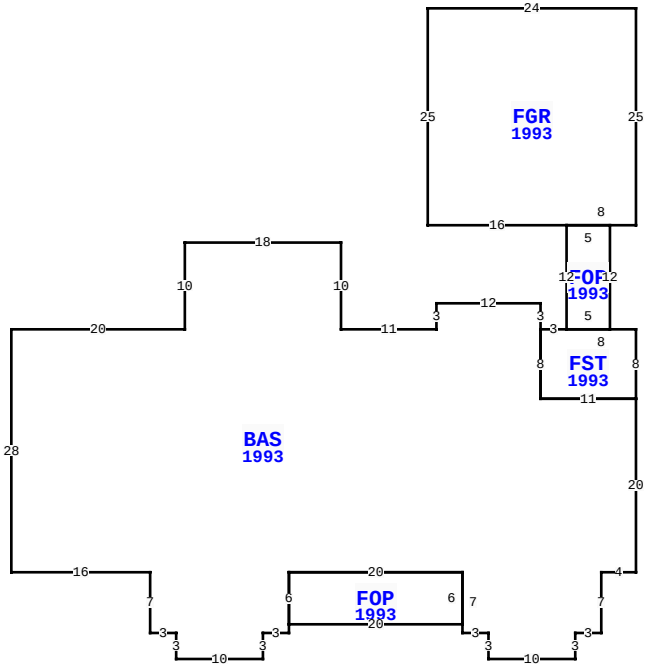
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	1993	2,428	280,914
FGR	600	55	1993	330	38,180
FOP	60	30	1993	18	2,083
FOP	120	30	1993	36	4,165
FST	88	55	1993	48	5,554
TOTALS	3,296			2,860	330,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	114.0220	158.49	453,281	1991	1991	0	0	0	27.00	73.00

1 SNGL FAM 100% - 2026 Heated Area: 2428 HX Base Yr 2026



96636 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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		330,895
TOTAL MARKET OB/XF VALUE		6,990
TOTAL LAND VALUE - MARKET		217,400
TOTAL MARKET VALUE		555,285
SOH/AGL Deduction		0
ASSESSED VALUE		555,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		503,874
TOTAL JUST VALUE		555,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7279	NEW CONSTR	89,451	06/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/253	7/02/2025	WD	Q	I	01	600,000
GRANTOR: SMITH SIDNEY C						
GRANTEE: HAMBACKER GREGORY W						
2009/0391	10/16/2015	QC	U	I	11	100
GRANTOR: SMITH SIDNEY C & EMA						
GRANTEE: SMITH SIDNEY C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S25 E16 FOP=[YR=1993] S12 FST=[YR=1993] W3 BAS=[YR=1993] N3 W12 S3 W11 N10 W18 S10 W20 S28 E16 S7 E3 S3 E10 N3 E3 N1 FOP=[YR=1993] E20 N6 W20 S6$ N6 E20 S7 E3 S3 E10 N3 E3 N7 E4 N20 W11 N8$ S8 E11 N8 W8$ E5 N12 W5$ E8 N25$.

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
1	0940	SHEDS/PORT	0	100	26	14	364.00	SF	30.00	30.00	100	1987	1987	3	20	2,184	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0300	BOAT DCK W	0	100	20	12	240.00	SF	40.00	40.00	100	2000	2000	3	26	2,496	

LAND DESCRIPTION

TOTAL OB/XF 6,990

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	100		RSF-1	0.00	0.00	2.41	AC		1.00	1.00	1.00	90,000.00	90,000.00	216,900							
2	009530	C	POND	100		RSF-1			0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.61 Total Land Value: 217,400 Market: 0 Agricultural: 0 Common: 217,400 PRINTED 07/09/2026 BY SYS