IN OR 2814/172

ERICKSEN TODD S
1919 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

50-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

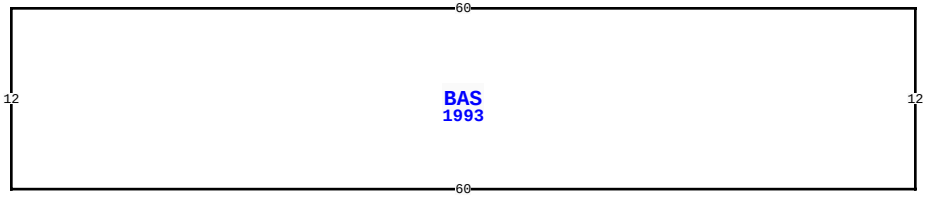
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	62,446
TOTALS	720			720	62,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	106.2380	111.55	80,316	1965	1965	0	0	0	22.25	77.75

1 SINGLE FAM 0% - 2026 Heated Area: 720 HX Base Yr



96600 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2010	2010	3	35	672	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,446
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	121,500
TOTAL MARKET VALUE	184,618
SOH/AGL Deduction	0
ASSESSED VALUE	184,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,618
TOTAL JUST VALUE	184,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973480	CHNGE SRVC	800	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/172	9/05/2025	WD	U	I	37	160,000
GRANTOR: TURNER PATRICIA						
GRANTEE: ERICKSEN TODD S						
0947/1308	8/31/2000	QC	Q	I	01	100
GRANTOR: TURNER RUSSELL E & PA						
GRANTEE: TURNER PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 672

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		RSF-1	0.00	0.00	1.35	AC		1.00	1.00	1.00	90,000.00	90,000.00	121,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.35 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/09/2026 BY SYS