



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																													
Exterior Wall	31	HARDIE BRD 100	0500	01	4,005	106.5768	176.92	708,565	2021	2021	0	0	0	1.50	98.50	VALUATION SUMMARY																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2022													Heated Area: 3189													HX Base Yr 2022															
Roof Cover	03	COMP SHNGL 90														VALUATION BY													STANDARD															
Roof Cover	12	MODULAR MT 10														Tax Group: 4													Tax Dist:															
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													739,448															
Interior Floo	13	LVT/LAMNT 50														TOTAL MARKET OB/XF VALUE													51,980															
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													432,900															
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,224,328															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													356,226															
Bedrooms	4	100														ASSESSED VALUE													868,102															
Bathrooms	3	100														TOTAL EXEMPTION VALUE													51,411															
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													816,691															
Stories	2.	2. 100	TOTAL JUST VALUE													1,224,328																												
Units	0	100	NCON VALUE													0																												
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													1,128,340															
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	2,637	100	2021	2,637	459,540																																							
FGR	706	55	2021	388	67,615																																							
FOP	232	30	2021	70	12,198																																							
FOP	581	30	2021	174	30,322																																							
FUS	552	100	2021	552	96,195																																							
STR	24	10	2021	2	349																																							
STR	30	10	2021	3	523																																							
STR	64	10	2021	6	1,046																																							
UST	384	45	2021	173	30,148																																							
TOTALS	5,210			4,005	697,937																																							
EXTRA FEATURES															96451 BLACKROCK RD, YULEE																													
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																											
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980																												
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000																												
TOTAL OB/XF															51,980																													
LAND DESCRIPTION															TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.81	AC		1.00	1.00	1.00	90,000.00	90,000.00	432,900																											
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.81 Total Land Value: 432,900 Market: 0 Agricultural: 0 Common: 432,900 PRINTED 07/09/2026 BY SYS																																												

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