PT WM G CHRISTOPHER DONATION
SEC 50-3N-28E IN OR 1995/878
(EX PT IN OR 1940/768)

KUYKENDALL JERAMY W & CYNTHIA F
96487 BLACKROCK RD
YULEE, FL 32097

2026

50-3N-28-0000-0017-0010

BUILDING CHARACTERISTICS

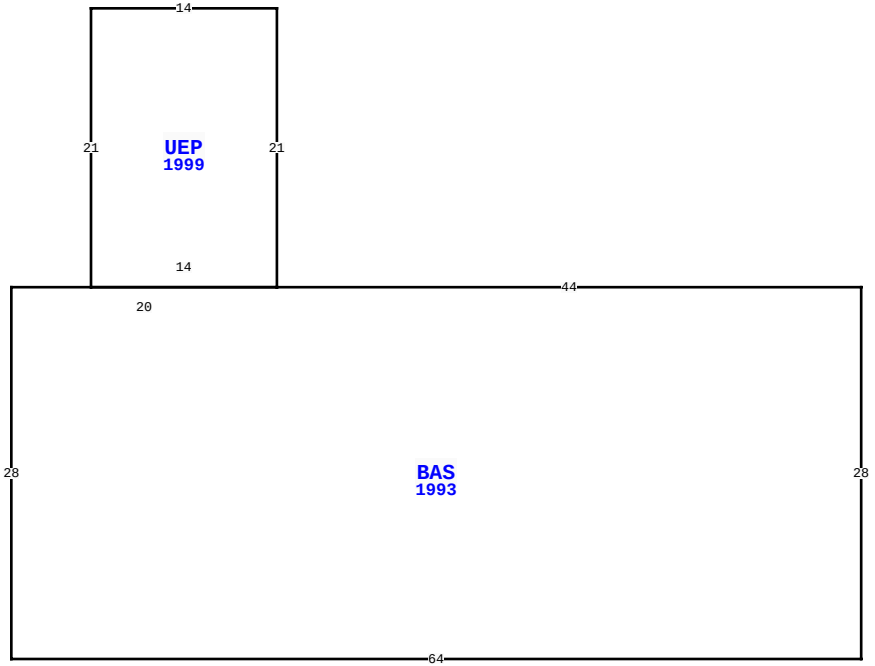
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,792	100	1993	1,792	186,612
UEP	294	60	1999	176	18,328
TOTALS	2,086			1,968	204,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	123.9700	130.17	256,175	1976	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 1792 HX Base Yr 2016



96487 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	100	20	10	200.00	SF	10.00	10.00	100	2005	2005	3	21	420	
2	0510	GARAGE WD-	0	100	16	30	480.00	SF	35.00	35.00	100	1985	1985	3	20	3,360	
3	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2015	2015	3	71	3,834	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,940
TOTAL MARKET OB/XF VALUE		7,614
TOTAL LAND VALUE - MARKET		120,600
TOTAL MARKET VALUE		333,154
SOH/AGL Deduction		210,724
ASSESSED VALUE		122,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,019
TOTAL JUST VALUE		333,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0878	7/24/2015	SW	U	I	12	145,400
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: KUYKENDALL JERAMY W						
1963/1378	1/29/2015	SW	U	I	12	196,100
GRANTOR: BRYANT BRADLEY L & CA						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993 = W44 UEP=[YR=1999] N21 W14 S21 E14 $ W20 S28 E64 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 7,614

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	1.34	AC		1.00	1.00	1.00	90,000.00	90,000.00	120,600							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 1.34 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 07/09/2026 BY SYS