PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2769/1682
(EX PT IN OR 1910/779)

ALDRIDGE LAVADA REVOCABLE LIVING TRUST/ALDRIDGE EV
96465 BLACKROCK ROAD
YULEE, FL 32097

2026

50-3N-28-0000-0020-0000

BUILDING CHARACTERISTICS

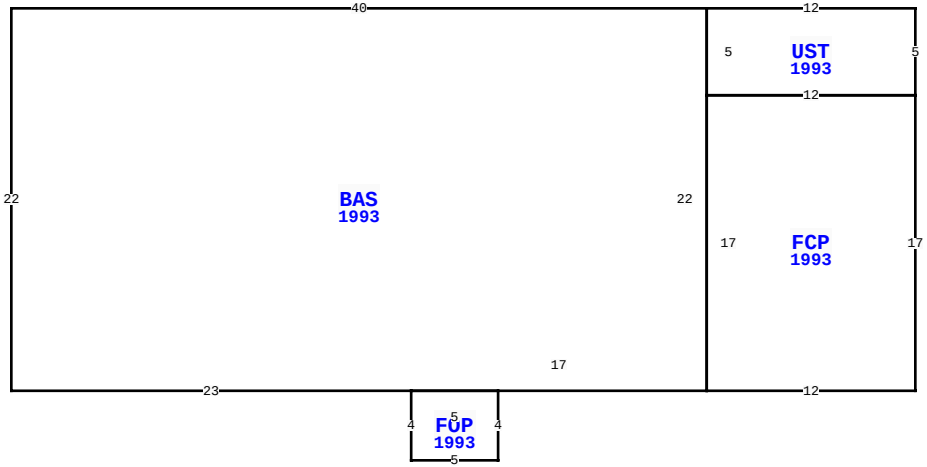
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	880	100	1993	880	82,484
FCP	204	25	1993	51	4,780
FOP	20	30	1993	6	563
UST	60	45	1993	27	2,531
TOTALS	1,164			964	90,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	964	111.2400	116.80	112,595	1960	1975	0	0	0	19.75	80.25

1 SINGLE FAM 100% - 0 Heated Area: 880 HX Base Yr



96465 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2015	2015	3	60	4,320	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,357
TOTAL MARKET OB/XF VALUE	5,370
TOTAL LAND VALUE - MARKET	104,400
TOTAL MARKET VALUE	200,127
SOH/AGL Deduction	109,367
ASSESSED VALUE	90,760
TOTAL EXEMPTION VALUE	SX HX HB WX 90,760
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	200,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632714	18X20 CPT	8,035	07/01/2016
000082	REMODEL	0	05/01/2000
7831	CHNGE SRVC	0	11/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/1682	2/24/2025	WD	U	I	11	100
GRANTOR: ALDRIDGE LAVADA						
GRANTEE: ALDRIDGE LAVADA REV						
1693/1148	8/11/2010	WD	U	I	30	100
GRANTOR: ALDRIDGE KEITH H & TI						
GRANTEE: ALDRIDGE HERMAN L &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W40 S22 E23 FOP=[YR=1993] S4 E5 N4 W5$ E17 FCP=[YR=1993] E12 N17 W12 S17$ N22$ S5 E12 N5$.

LAND DESCRIPTION

TOTAL OB/XF 5,370

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	1.16	AC		1.00	1.00	1.00	90,000.00	90,000.00	104,400							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 1.16 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 07/09/2026 BY SYS