

**FREEMAN KELLEY LYNN**  
96430 BLACKROCK ROAD  
YULEE, FL 32097

**50-3N-28-0000-0040-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

04 SINGLE SID 60  
05 AVERAGE 40  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
14 CARPET 80  
08 SHT VINYL 20  
03 CENTRAL 100  
04 AIR DUCTED 100  
3 100  
2 100  
02 WOOD FRAME 100  
1. 1. 100  
0 100  
04 DIST 01 100  
00 NONE 100  
03 Quality Level 03  
0100SINGLE FAMILY  
MKT AREA 04  
4031.00  
AREA TYPE  
TOTAL GROSS AREA  
PCT OF BASE  
YEAR  
TOT ADJ AREA  
SUBAREA MARKET VALUE  
BAS 1,744 100 1993 1,744 122,605  
FSP 96 40 2018 38 2,671

MARKET ADJUSTMENTS

TOTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,78297.6000102.48182,6191940196500031.4068.60

1 SINGLE FAM 100% - 0Heated Area: 1744HX Base Yr 1987

40463812812

BAS 1993

FSP 2018

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

125,277090,000215,277182,32632,95125,0007,951215,2770205,007

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1024/150612/14/2001WD Q I 01100

GRANTOR: FREEMAN MARTHA LYNN

GRANTEE: FREEMAN KELLEY LYNN

1006/02829/04/2001WD Q I 0160,000

GRANTOR: FREEMAN KELLY LYNN

GRANTEE: FREEMAN MARTHA LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S46 E28 FSP=[YR=2018] E12 N8 W12 S8\$ N8 E12 N38\$.

EXTRA FEATURES

96430 BLACKROCK RD, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

03/25/2026MLU

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000100CRES100RSF-10.000.001.00AC1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCD

Total Acres: 1.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS