IN OR 1148/65

FLEMING LYNWOOD M & DANA L
96506 BLACKROCK ROAD
YULEE, FL 32097

2026

50-3N-28-0000-0042-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

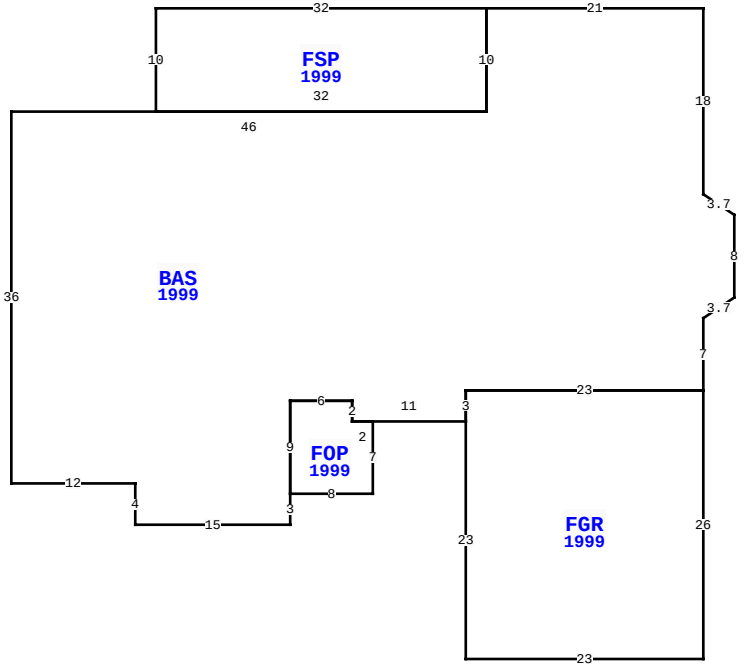
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,391	100	1999	2,391	285,191
FGR	598	55	1999	329	39,242
FOP	68	30	1999	20	2,385
FSP	320	40	1999	128	15,268
TOTALS	3,377			2,868	342,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,868	106.5960	148.17	424,952	1999	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2000 Heated Area: 2391 HX Base Yr 2000



96506 BLACKROCK RD, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 03/27/2026 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	0300	BOAT DCK W	0	100	0	0	1,840.00	SF	40.00	40.00	100	1997	1997	3	23	16,928	
2	0350	CARPORT WD	0	100	28	14	392.00	SF	13.00	13.00	100	1999	1999	3	20	1,019	
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
9	0310	AL GANG WY	0	100	0	0	26.00	LF	115.00	115.00	100	1999	1999	3	20	598	
10	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1999	1999	3	25	1,300	
11	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1999	1999	3	20	500	
12	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	100	2019	2019	3	78	4,914	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	342,086
TOTAL MARKET OB/XF VALUE	28,459
TOTAL LAND VALUE - MARKET	325,500
TOTAL MARKET VALUE	696,045
SOH/AGL Deduction	268,623
ASSESSED VALUE	427,422
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	376,011
TOTAL JUST VALUE	696,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006992	CARPORT	15,791	06/28/2019
B0108368	XFOB	8,000	06/01/2001
9906186	NEW CONSTR	155,000	06/01/1999
973550	NEW CONSTR	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0065	6/24/2003	WD	U	I	07	100
GRANTOR: FLEMING LYNWOOD M & D						
GRANTEE: FLEMING LYNWOOD M &						
0759/0903	5/10/1996	WD	Q	V		58,500
GRANTOR: HATTON LEWIS L & SAND						
GRANTEE: FLEMING LYNWOOD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FSP=[YR=1999] W32 S10 E32 N10$ S10 W46 S36 E12 S4 E15 N3 FOP=[YR=1999] E8 N7 W2 N2 W6 S9$ N9 E6 S2 E11 FGR=[YR=1999] S23 E23 N26 W23 S3$ N3 E23 N7 R3 U2 N8 L3 U2 N18$.

LAND DESCRIPTION

TOTAL OB/XF 28,459

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	000131	C	RES CREEK	100		RSF-1	105.00	291.00	105.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	325,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,500 Market: 0 Agricultural: 0 Common: 325,500 PRINTED 07/09/2026 BY SYS