

ANDREWS ROBERT WINSTON JR & JANICE ANDERSON
96510 BLACKROCK ROAD
YULEE, FL 32097

50-3N-28-0000-0042-0030

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	VALUATION SUMMARY										
Exterior Wall		10	ABOVE AVG 50			0500		01	6,787	104.1200	172.84	1,173,065	2004	2004		0		0	12.88	87.12	VALUATION BY					STANDARD				
Exterior Wall		20	FACE BRICK 50			1		SFR CUST	100%	2024	Heated Area: 5596										HX Base Yr 2024									
Roof Structur		03	GABLE/HIP 100																		Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																		BUILDING MARKET VALUE					1,301,534				
Interior Wall		05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE					94,206				
Interior Wall		06	CUST PANEL 10																		TOTAL LAND VALUE - MARKET					457,485				
Interior Floor		12	HARDWOOD 50																		TOTAL MARKET VALUE					1,853,225				
Interior Floor		14	CARPET 50																		SOH/AGL Deduction					265,051				
Air Condition		03	CENTRAL 100																		ASSESSED VALUE					1,588,174				
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					HX HB 51,411				
Bedrooms		04	5 100																		BASE TAXABLE VALUE					1,536,763				
Bathrooms			4.5 100																		TOTAL JUST VALUE					1,853,225				
Frame		02	WOOD FRAME 100																		NCON VALUE					0				
Stories		3.	3. 100																		INCOME VALUE									
Units			0 100																		PREVIOUS YEAR MKT VALUE					1,511,020				
Occupancy		00	NONE 100																											
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		4031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	28	15	2024	4	602																									
BAL	42	15	2024	6	903																									
BAS	1,800	100	2004	1,800	271,041																									
FGR	325	55	2004	179	26,953																									
FGR	508	55	2004	279	42,011																									
FOP	342	30	2004	103	15,510																									
FOP	348	30	2004	104	15,660																									
FOP	652	30	2004	196	29,514																									
FOP	684	30	2004	205	30,868																									
FST	20	55	2004	11	1,656																									
TOTALS		8,878			6,787	1,021,974																								
EXTRA FEATURES						96510 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														
1	0300	BOAT DCK W	0 100	300	4	1,200.00	SF	40.00	40.00	100	2000	2000	3	26	12,480															
3	0350	CARPORT WD	0 100	22	22	484.00	SF	13.00	13.00	100	1988	1988	3	20	1,258															
5	0300	BOAT DCK W	0 100	22	22	308.00	SF	40.00	40.00	100	2004	2004	3	30	3,696															
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	74	1,702															
7	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00	100	2003	2003	3	29	1,206															
8	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	30	720															
9	0940	SHEDS/PORT	0 100	16	14	224.00	SF	30.00	30.00	100	2004	2004	3	20	1,344															
10	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	30	720															
13	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000															
14	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	1,720															
LAND DESCRIPTION						TOTAL OB/XF 34,846																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	-1132.00		132.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	409,200													
2	000100	C	RES	100		RSF	-1 0.00	0.00	0.37	AC		1.00	1.00	1.45	90,000.00	130,500.00	48,285													
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