LOT 6
IN OR 1260/640
BLACKROCK HAMMOCK PB 6/286

DELFOX PETER F & ANGELIA K
96118 BLACKROCK HAMMOCK DR
YULEE, FL 32097

2026

50-3N-28-016B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

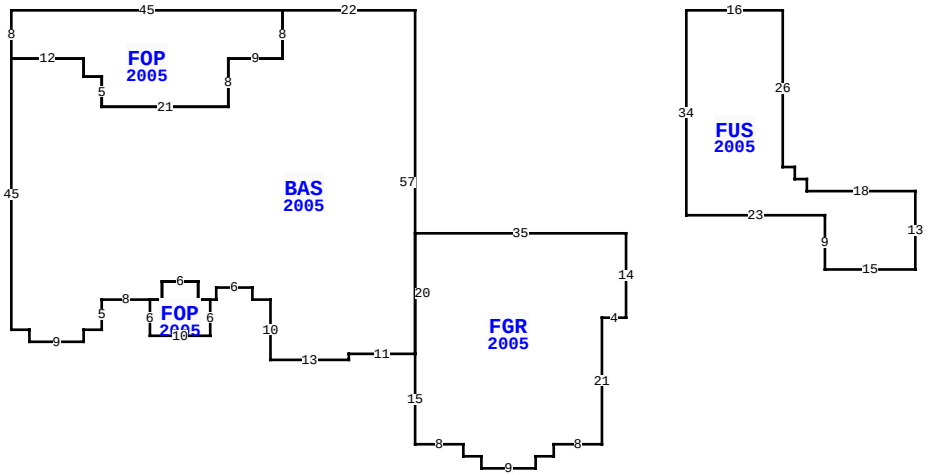
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,971	100	2005	2,971	400,229
FGR	1,189	55	2005	654	88,102
FOP	78	30	2005	23	3,099
FOP	537	30	2005	161	21,688
FUS	779	100	2005	779	104,941
TOTALS	5,554			4,588	618,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,588	90.1710	149.68	686,732	2005	2005	0	0	0	10.00	90.00

1 SFR CUST 100% - 2006 Heated Area: 3750 HX Base Yr 2006



96118 BLACKROCK HAMMOCK DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		618,059
TOTAL MARKET OB/XF VALUE		58,865
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		846,924
SOH/AGL Deduction		472,770
ASSESSED VALUE		374,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,743
TOTAL JUST VALUE		846,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		798,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010299	REPAIR/RRF	9,000	11/01/2020
B0516263	XFOB	8,000	12/01/2005
E16289	ELEC OTHER	0	12/01/2005
E0514251	ELEC OTHER	2,000	02/01/2005
M0509139	MECH OTHER	0	02/01/2005
B0514762	SWIM POOL	20,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0640	9/20/2004	WD	Q	I		441,400
GRANTOR: COPPERFIELDS USA INC						
GRANTEE: DELFOX PETER F & AN						
1260/0639	9/20/2004	WD	U	V	19	100
GRANTOR: MICAWBER ENTERPRISES						
GRANTEE: COPPERFIELDS USA IN						

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	51	25	1,275.00	SF	18.00	18.00	100	2005	2005	3	21	4,820	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W45 S8 E12 S3 E3 S5 E21 N8 E9 N8$ S8 W9 S8 W21 N5 W3 N3 W12 S45 E3 S2 E9 N2 E3 N5 E8 FOP=[YR=2005] S6 E10 N6 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E3 N2 E6 S2 E3 S10 E13 N1 E11 FGR=[YR=2005] S15 E8 S2 E3 S2 E9 N2 E3 N2 E8 N21 E4 N14 W35 S20$ N57$ PTR=E45 FUS=[YR=2005] E16 S26 E2 S2 E2 S2 E18 S13 W15 N9 W23 N34$ W45$.

LAND DESCRIPTION

TOTAL OB/XF 58,865

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	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS