

LOT 7
IN OR 1977/1651
BLACKROCK HAMMOCK PB 6/286

CUBBAL LIVING TRUST/CUBBAL GARY E TRUSTEE
96092 BLACKROCK HAMMOCK DR
YULEE, FL 32097-8612

2026

50-3N-28-016B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	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	4	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

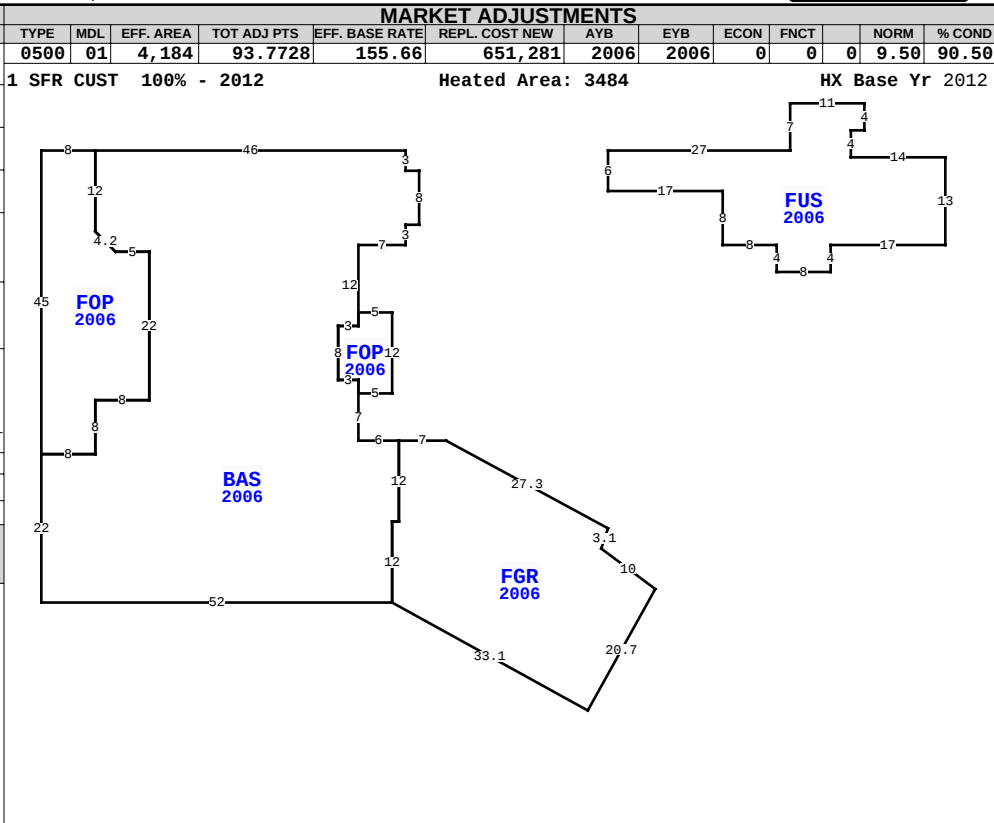
MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4028.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,831	100	2006	2,831	398,809
FGR	933	55	2006	513	72,268
FOP	84	30	2006	25	3,522
FOP	541	30	2006	162	22,821
FUS	653	100	2006	653	91,990

TOTALS	5,042			4,184	589,409
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	25	45	1,125.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00



96092 BLACKROCK HAMMOCK DR, YULEE	BLD DATE 04/04/2023	NW	LGL DATE	
	XF DATE 05/22/2007	RK	LAND DATE	04/01/2025
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	589,409		
TOTAL MARKET OB/XF VALUE	65,771		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	825,180		
SOH/AGL Deduction	446,781		
ASSESSED VALUE	378,399		
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE	321,988		
TOTAL JUST VALUE	825,180		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	790,332		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25046	ADDITION	21,971	08/01/2011
M10276	MECH OTHER	0	09/01/2005
E0515144	ELEC OTHER	2,000	06/01/2005
P0509597	OTHER	0	06/01/2005
C0515246	CO ISSUED	326,560	05/01/2005
R0507648	REPAIR/RRF	5,500	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1651	5/04/2015	WD U	I	I	11	100
GRANTOR: CUBBAL GARY E & CATHE						
GRANTEE: CUBBAL LIVING TRUST						
1726/1298	2/25/2011	WD U	I	I	11	302,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: CUBBAL GARY E & CTH						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W46 FOP=[YR=2006] W8 S45 E8 N8 E8 N22 W5 U3 L3 N12 \$ S12 R3 D3 E5 S22 W8 S8 W8 S22E52 FGR=[YR=2006] D16 R29 R10 U18 U6 L8 U3 R1 U13 L24 W7 S12 W1 S12 \$ N12 E1 N12 W6 N7 FOP=[YR=2006] E5 N12 W5 S2 W3 S8 E3 S2\$ N2 W3 N08E3 N12 E7 N3 E2 N8 W2 N3 \$ PTR= E30 FUS=[YR=2006] E27 N7 E11 S4 W2 S4 E14 S13 W17 S4 W8 N4 W8 N8 W17 N6 \$ W30 \$.									

LAND DESCRIPTION										TOTAL OB/XF 65,771									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		