LOT 46
ESMT IN OR 1224/1532, OR 2533-17
BLACKROCK HAMMOCK PB 6/286

CAMERON REBECCA C
96411 BLACKROCK ROAD
YULEE, FL 32097

2026

50-3N-28-016B-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

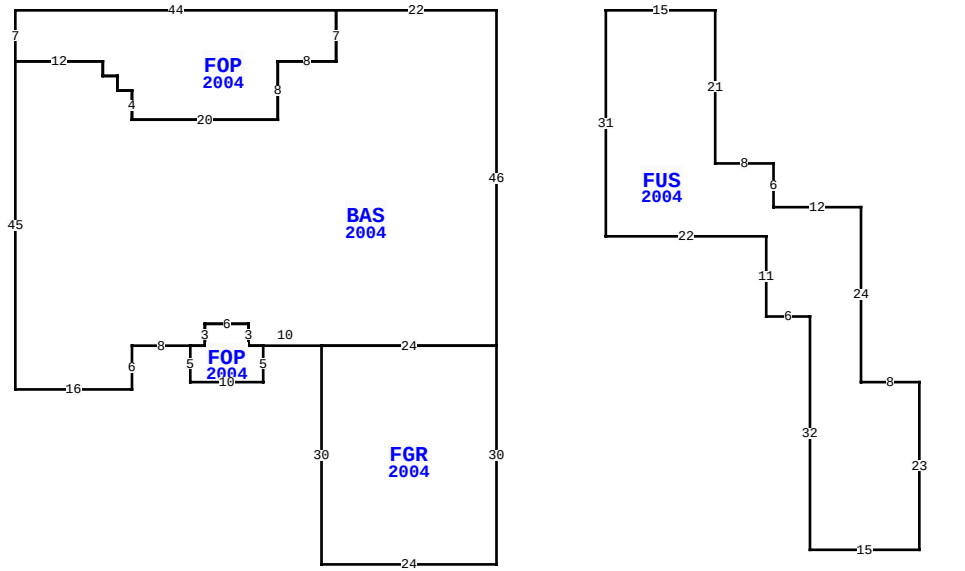
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,634	100	2004	2,634	329,031
FGR	720	55	2004	396	49,467
FOP	68	30	2004	20	2,498
FOP	480	30	2004	144	17,988
FUS	1,144	100	2004	1,144	142,905
TOTALS	5,046			4,338	541,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,338	101.3760	140.91	611,268	2004	2004	0	0	0	11.35	88.65

1 SNGL FAM 100% - 2023 Heated Area: 3778 HX Base Yr 2023



96411 BLACKROCK RD, YULEE

BLD DATE		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		541,889
TOTAL MARKET OB/XF VALUE		61,513
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		739,402
SOH/AGL Deduction		75,393
ASSESSED VALUE		664,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		612,598
TOTAL JUST VALUE		739,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26427	REMODEL	6,300	09/03/2012
B1023319	CARPORT	10,907	02/23/2010
B17970	ADDITION	9,900	05/01/2006
B17669	SWIM POOL	37,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1488	1/07/2022	WD	Q	I	01	700,000
GRANTOR: WELLIVER DAWN C						
GRANTEE: CAMERON REBECCA C						
1243/1427	7/07/2004	WD	Q	I		400,000
GRANTOR: LAVARIAS RUBEN						
GRANTEE: WELLIVER MARK D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FOP=[YR=2004] W44 S7 E12 S2 E2 S2 E2 S4 E20 N8 E8 N7 $ S7 W8 S8 W20 N4 W2 N2 W2 N2 W12 S45 E16 N6 E8
FOP=[YR=2004] S5 E10 N5 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10
FGR=[YR=2004] S30 E24 N30 W24 $ E24 N46 $ PTR= E15
FUS=[YR=2004] E15 S21 E8 S6 E12 S24 E8 S23 W15 N32 W6 N11 W22 N31 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	
5	0911	SCRN RM A	0	100	45	26	1,170.00	SF	18.00	18.00	100	2006	2006	3	22	4,633	
7	0350	CARPORT WD	0	100	23	24	552.00	SF	13.00	13.00	100	2011	2011	3	40	2,870	

LAND DESCRIPTION

TOTAL OB/XF 61,513

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	0.80	170,000.00	136,000.00	136,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 07/09/2026 BY SYS