PT OF LOT 48 IN OR 1559/473
BLACKROCK HAMMOCK PBK 6/286

KEISLING DAVID E & RITA C
96427 BLACKROCK ROAD
YULEE, FL 32097

2026

50-3N-28-016B-0048-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

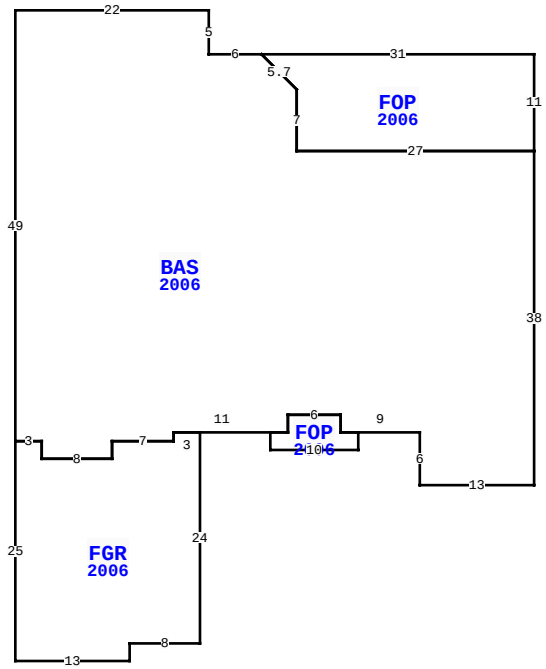
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,442	100	2006	2,442	331,767
FGR	496	55	2006	273	37,090
FOP	32	30	2006	10	1,358
FOP	305	30	2006	92	12,499
TOTALS	3,275			2,817	382,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,817	108.0000	150.12	422,888	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2008 Heated Area: 2442 HX Base Yr 2008



96427 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		382,714
TOTAL MARKET OB/XF VALUE		56,638
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		575,352
SOH/AGL Deduction		334,304
ASSESSED VALUE		241,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,637
TOTAL JUST VALUE		575,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20945	SWIM POOL	28,500	01/01/2008
B21027	SCRN ENCL	9,800	01/01/2008
E17748	ELEC OTHER	3,250	07/01/2006
C17668	CO ISSUED	0	05/01/2006
M11551	MECH OTHER	0	05/01/2006
P11052	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/0473	4/02/2008	WD	U	I	07	100
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: KEISLING DAVID E &						
1547/0188	1/18/2008	WD	U	I	07	100
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: KEISLING DAVID E &						

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
3	0911	SCRN RM A	0	100	0	0	1,160.00	SF	18.00	18.00	100	2008	2008	3	27	5,638	

BUILDING DIMENSIONS

FOP=[YR=2006] W31 BAS=[YR=2006] W6 N5 W22 S49 FGR=[YR=2006] S25 E13 N2 E8 N24 W3 S1 W7 S2 W8 N2 W3$ E3 S2 E8 N2 E7 N1 E11 FOP=[YR=2006] S2 E10 N2 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E9 S6 E13 N38 W27 N7 L4 U4 $ R4 D4 S7 E27 N11$.

LAND DESCRIPTION

TOTAL OB/XF 56,638

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