LOT 55
BLACKROCK PARK PHASE 2
PBK 2243/170

ANDERSON ARVID & LESLIE
96915 SLATE CT
YULEE, FL 32097

2026

50-3N-28-0305-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

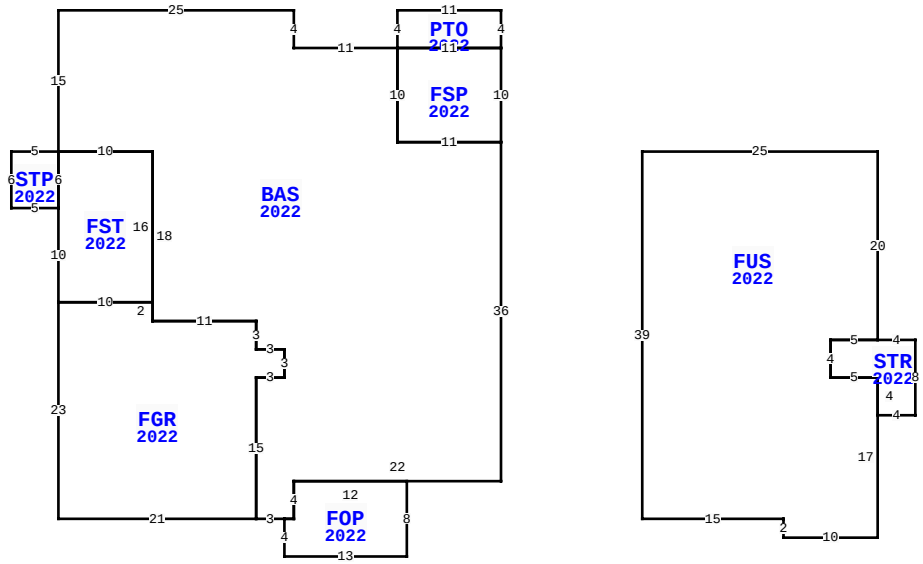
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	2022	1,622	196,403
FGR	470	55	2022	258	31,240
FOP	100	30	2022	30	3,632
FSP	110	40	2022	44	5,328
FST	160	55	2022	88	10,655
FUS	975	100	2022	975	118,059
PTO	44	5	2022	2	243
STP	30	10	2022	3	363
STR	52	10	2022	5	606
TOTALS	3,563			3,027	366,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,027	116.4812	122.31	370,232	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2597 HX Base Yr 2025



96915 SLATE CT, YULEE

BLD DATE	04/05/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,530
SOH/AGL Deduction		103
ASSESSED VALUE		441,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,016
TOTAL JUST VALUE		441,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106947	CO ISSUED	0	07/28/2022
B2106947	NEW CONSTR	389,447	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1904	7/26/2022	WD	Q	I	01	402,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ANDERSON ARVID & LE						
2346/0596	3/05/2020	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W11 S4 BAS=[YR=2022] W11 N4 W25 S15 STP=[YR=2022] W5 S6 E5 FST=[YR=2022] S10 FGR=[YR=2022] S23 E21 N15 E3 N3 W3 N3 W11 N2 W10$ E10 N16 W10 S6$ N6$ E10 S18 E11 S3 E3 S3 W3 S15 E3 FOP=[YR=2022] S4 E13 N8 W12 S4 W1$ E1 N4 E22 N36 FSP=[YR=2022] N10 W11 S10 E11 $ W11 N10$ E11 N4$ PTR= E15 S15 FUS=[YR=2022] E25 S20 STR=[YR=2022] E4 S8 W4 N4 W5 N4 E5$ W5 S4 E5 S17 W10 N2 W15 N39$ N15 W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS