

TRACT 1
LAKE/STORM WATER MGMT FACILITY
& LANDSCAPE BUFFERS

BLACKROCK PARK OWNERS ASSOC INC
12443 SAN JOSE BLVD STE #504
JACKSONVILLE, FL 32223

2026

50-3N-28-0305-0TR1-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
															VALUATION BY STANDARD														
															Tax Group: 4 Tax Dist:														
															BUILDING MARKET VALUE 0														
															TOTAL MARKET OB/XF VALUE 0														
															TOTAL LAND VALUE - MARKET 100														
															TOTAL MARKET VALUE 100														
															SOH/AGL Deduction 0														
															ASSESSED VALUE 100														
															TOTAL EXEMPTION VALUE 0														
															BASE TAXABLE VALUE 100														
															TOTAL JUST VALUE 100														
															NCON VALUE 0														
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE 100														
DOR CODE 0005 COMMON S/D LANDS																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4031.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES 96940 HERON ISLES PKWY, YULEE																													
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																													
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	000005	C	COMMON S/D L	0		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS																													