PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 1228/292 &
ESMT IN OR 1277/1706

KNIGHT ERNEST D & WENDY B
96562 BLACKROCK ROAD
YULEE, FL 32097-6387

2026

50-3N-28-5280-0001-032A

BUILDING CHARACTERISTICS

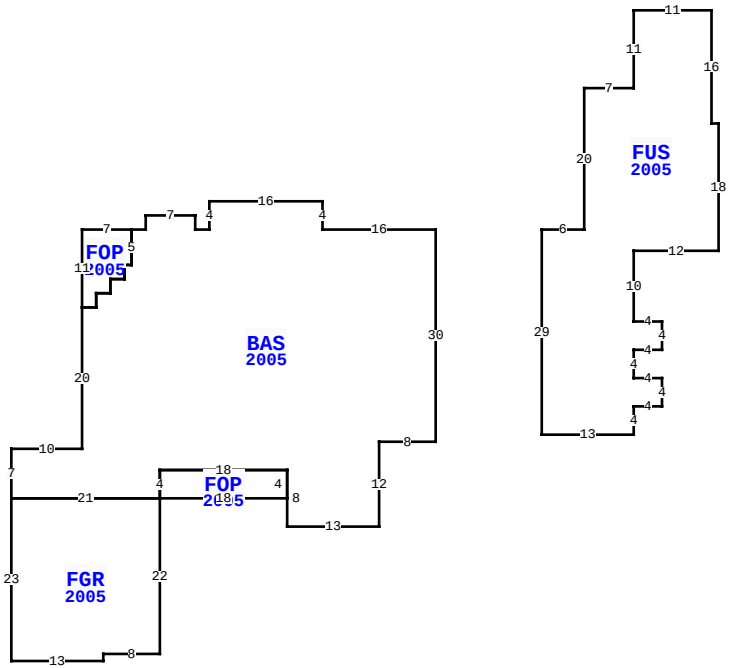
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	2005	1,905	296,205
FGR	475	55	2005	261	40,582
FOP	59	30	2005	18	2,799
FOP	72	30	2005	22	3,421
FUS	941	100	2005	941	146,314
TOTALS	3,452			3,147	489,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,147	103.5000	171.81	540,686	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2006 Heated Area: 2846 HX Base Yr 2006



96562 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,321
TOTAL MARKET OB/XF VALUE		52,018
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		631,339
SOH/AGL Deduction		358,758
ASSESSED VALUE		272,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,170
TOTAL JUST VALUE		631,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705825	H/AC	0	09/01/2017
B1429476	SWIM POOL	34,800	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0292	5/06/2004	QC	Q	V	06	100

GRANTOR: SAULS ROLEN E & KELLE

GRANTEE: KNIGHT ERNEST D & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 N4 W16 S4 W2 N2 W7 S2 W2 FOP=[YR=2005] W7 S11 E2 N2 E2 N2 E2 N2 E1 N5$ S5 W1 S2 W2 S2 W2 S2 W2 S20 W10 S7 FGR=[YR=2005] S23 E13 N1 E8 N22 W21$ E21 FOP=[YR=2005] E18 N4 W18 S4$ N4 E18 S8 E13 N12 E8 N30$ PTR=E15 FUS=[YR=2005] E6 N20 E7 N11 E11 S16 E1 S18 W12 S10 E4 S4 W4 S4 E4 S4 W4 S4 W13 N29$ 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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2006	2006	3	22	1,901	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
7	1242	WD DECK A	0	100	0	0	614.00	SF	10.00	10.00	100	2014	2014	3	55	3,377	

LAND DESCRIPTION

TOTAL OB/XF 52,018

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	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/08/2026 BY NW Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS