LOT 45
BLACKROCK PARK PHASE 2
PBK 2243/170

MASON ROBERT E & JANE A
96743 QUARTZ LN
YULEE, FL 32097

2023

50-3N-28-0305-0045-0000

BUILDING CHARACTERISTICS

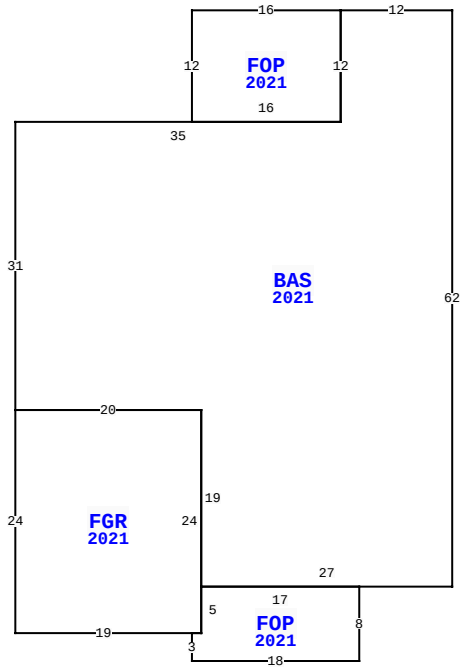
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	197,448
FGR	480	55	264	24,658
FOP	139	30	42	3,923
FOP	192	30	58	5,417
TOTALS	2,925		2,478	231,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	103.4880	93.40	231,445	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2114 HX Base Yr 2022



96743 QUARTZ LN, YULEE

BLD DATE	04/05/2023 NW	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		231,445
TOTAL MARKET OB/XF VALUE		8,331
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		299,776
SOH/AGL Deduction		35,350
ASSESSED VALUE		264,426
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		209,426
TOTAL JUST VALUE		299,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009866	CO ISSUED	0	05/27/2021
B2009866	NEW CONSTR	290,799	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1627	6/08/2021	WD	Q	I	01	326,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MASON ROBERT E & JA						
2386/0899	8/19/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] W16 S12 E16 N12$ S12 W35 S31 FGR=[YR=2021] S24 E19 FOP=[YR=2021] S3 E18 N8 W17 S5 W1$ E1 N24 W20$ E20 S19 E27 N62$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2021	2021	3	100	390	
2	0812	CONCRETE C	0	100	0	0	728.00	SF	4.00	4.00	100	2021	2021	3	100	2,912	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2021	2021	3	99	4,435	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 8,331

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/06/2021 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS