LOT 49
BLACKROCK PARK PHASE 2
PBK 2243/170

KEITH KELLY M
96775 QUARTZ LN
YULEE, FL 32097

2023

50-3N-28-0305-0049-0000

BUILDING CHARACTERISTICS

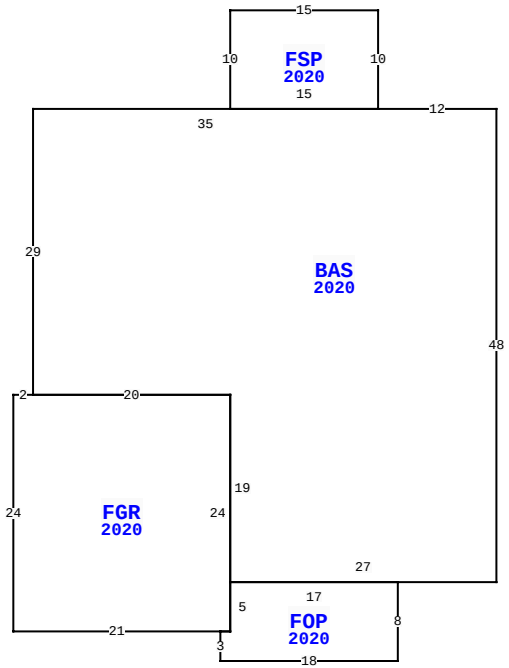
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	181,344
FGR	528	55	290	28,033
FOP	139	30	42	4,060
FSP	150	40	60	5,800
TOTALS	2,693		2,268	219,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	107.7020	97.20	220,450	2020	2020	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2022 Heated Area: 1876 HX Base Yr 2022



96775 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		219,238
TOTAL MARKET OB/XF VALUE		22,074
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		301,312
SOH/AGL Deduction		74,362
ASSESSED VALUE		226,950
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,950
TOTAL JUST VALUE		301,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204006	CO ISSUED	0	10/26/2020
B204006	NEW CONSTR	260,814	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1013	8/27/2021	WD	Q	I	01	318,000
GRANTOR: RAMOS LEROY ERVIN						
GRANTEE: KEITH KELLY M						
2407/1839	11/05/2020	WD	Q	I	01	314,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: RAMOS LEROY ERVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] N10 W15 S10 E15$ W35 S29
FGR=[YR=2020] W2 S24 E21 FOP=[YR=2020] S3 E18 N8 W17 S5 W1$
E1 N24 W20$ E20 S19 E27 N48$.

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	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	99	425	
2	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	100	2020	2020	3	99	3,562	
3	0476	VF 6 SBPL	0	100	0	0	558.00	LF	32.00	32.00	100	2020	2020	3	98	17,499	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 22,074

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/21/2020 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS