

LOT 50
BLACKROCK PARK PHASE 2
PBK 2243/170

ROLON HENRY & CHRISTINE JOLINE
96783 QUARTZ LANE
YULEE, FL 32097

2023

50-3N-28-0305-0050-0000



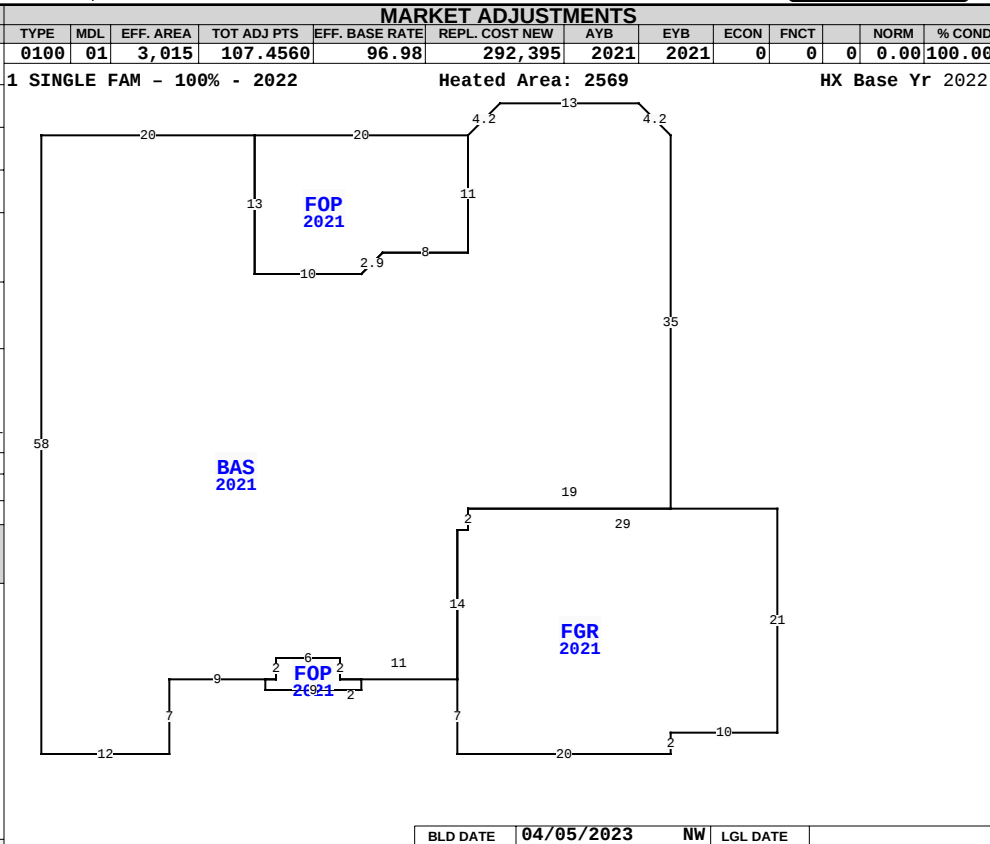
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,569	100	2,569	249,142
FGR	668	55	367	35,592
FOP	21	30	6	582
FOP	242	30	73	7,080
TOTALS	3,500		3,015	292,395

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,036.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



96783 QUARTZ LN, YULEE	BLD DATE 04/05/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	292,395								
TOTAL MARKET OB/XF VALUE	4,144								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	356,539								
SOH/AGL Deduction	15,916								
ASSESSED VALUE	340,623								
TOTAL EXEMPTION VALUE	HX HB VX 55,000								
BASE TAXABLE VALUE	285,623								
TOTAL JUST VALUE	356,539								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	330,702								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102243	C0 ISSUED	0	12/15/2021
B2102243	NEW CONSTR	356,935	02/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2523/0781	12/15/2021	WD	Q	I	02	418,100	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: ROLON HENRY & CHRIS							
2331/0185	12/31/2019	WD	Q	V	01	77,428	
GRANTOR: BLACKROCK PARK LLP							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021]	U3	L3	W13	D3	L3	FOP=[YR=2021]	W20	S13	E10
U2	R2	E8	N11	S11	W8	D2	L2	W10	N13
FOP=[YR=2021]	S1	E9	N1	W2	N2	W6	S2	W1	E1
FGR=[YR=2021]	S7	E20	N2	E10	N21	W29	S2	W1	S14
N35\$.									