LOT 53
BLACKROCK PARK PHASE 2
PBK 2243/170

TRAN NHUT DONG/LU NGOC DUNG
96762 QUARTZ LANE
YULEE, FL 32097

2023

50-3N-28-0305-0053-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

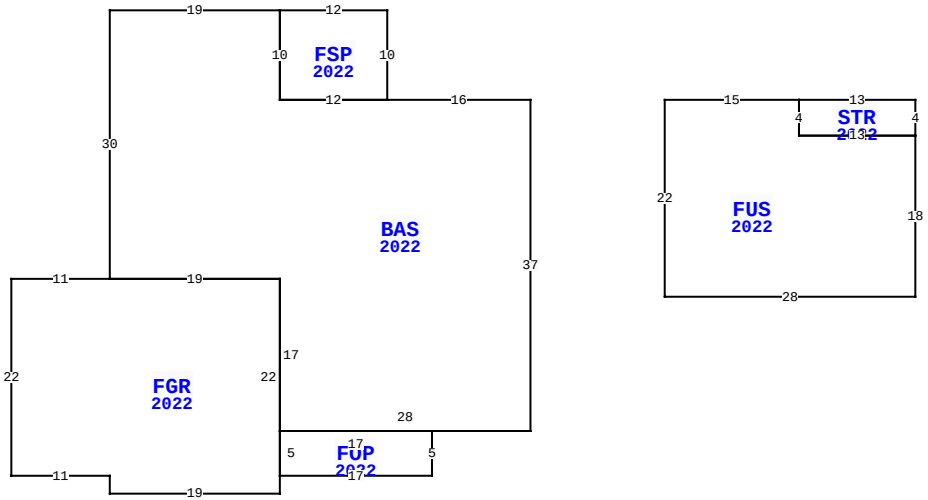
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	154,722
FGR	698	55	384	36,995
FOP	85	30	26	2,505
FSP	120	40	48	4,624
FUS	564	100	564	54,336
STR	52	10	5	482
TOTALS	3,125		2,633	253,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	106.7520	96.34	253,663	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2170 HX Base Yr 2023



96762 QUARTZ LN, YULEE

BLD DATE	04/05/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,663
TOTAL MARKET OB/XF VALUE		3,462
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		317,125
SOH/AGL Deduction		0
ASSESSED VALUE		317,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,125
TOTAL JUST VALUE		317,125
NCON VALUE		257,125
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001596	NEW CONSTR	374,563	01/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0354	10/28/2022	WD	Q	I	01	395,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TRAN NHUT DONG & NG						
2450/1008	3/31/2021	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] N10W12S10 E12$ W12 N10 W19 S30 FGR=[YR=2022] W11S22E11S2E19N2 FOP=[YR=2022] E17 N5 W17 S5$ N22 W19$ E19 S17 E28 N37$ PTR=E15 FUS=[YR=2022] E15 STR=[YR=2022] E13S4W13N4$ S4 E13 S18 W28 N22$ W15$.

EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	567.00	SF	5.20	5.20	100	2022	2022	3	100	2,948	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2022	2022	3	100	410	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104	

LAND DESCRIPTION

TOTAL OB/XF 3,462

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	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 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS