

LOT 54
BLACKROCK PARK PHASE 2
PBK 2243/170

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE STE #206
JACKSONVILLE, FL 32257

2023

50-3N-28-0305-0054-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,478	110.2080	99.46	246,462	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2114									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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		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	2,114	100	2,114	210,258																					
FGR	480	55	264	26,257																					
FOP	139	30	42	4,177																					
FOP	192	30	58	5,769																					
TOTALS			2,925		2,478	246,462																			
EXTRA FEATURES			96754 QUARTZ LN, YULEE																						
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	0	0	0	753.00	SF	5.20	5.20	100	2022	2022	3	100	3,916									
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	100	371									
BUILDING CHARACTERISTICS																									
TOTAL OB/XF 4,287																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			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																									

1 SINGLE FAM - 0% - 0

Heated Area: 2114

HX Base Yr

12 16 12 12 16 19 31 62 10 17 5 18 19 24 24 20

FOP 2022

BAS 2022

FGR 2022

FOP 2022

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 246,462

TOTAL MARKET OB/XF VALUE 4,287

TOTAL LAND VALUE - MARKET 60,000

TOTAL MARKET VALUE 310,749

SOH/AGL Deduction 0

ASSESSED VALUE 310,749

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 310,749

TOTAL JUST VALUE 310,749

NCON VALUE 250,749

INCOME VALUE

PREVIOUS YEAR MKT VALUE 60,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

23002302 CO ISSUED 0 02/22/2023

22001849 NEW CONSTR 353,105 02/02/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / V

I / I

RSN CD

SALE PRICE

2423/1623 1/04/2021 WD Q V 01 72,500

GRANTOR: BLACKROCK PARK LLP

GRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] N12W16S12 E16\$ W16 N12 W12 S62 E10 FOP=[YR=2022] S8E18N3 FGR=[YR=2022] E19 N24 W20 S24 E1\$ W1 N5 W17\$ E17 N19 E20 N31\$.