LOT 61
BLACKROCK PARK PHASE 2
PBK 2243/170

MERRIWEATHER-HAMPTON CAROLYN V
96732 QUARTZ LANE
YULEE, FL 32097

2023

50-3N-28-0305-0061-0000

BUILDING CHARACTERISTICS

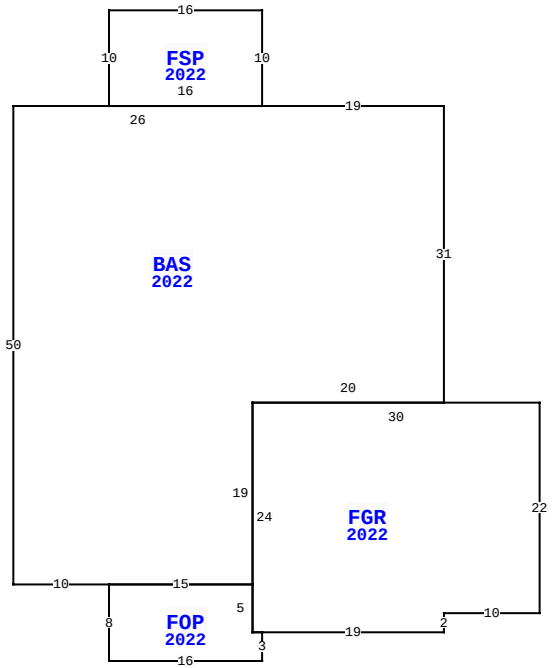
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,870	100	1,870	180,287
FGR	700	55	385	37,118
FOP	123	30	37	3,567
FSP	160	40	64	6,170
TOTALS	2,853		2,356	227,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,356	106.8200	96.41	227,142	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1870 HX Base Yr



96732 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	227,142
TOTAL MARKET OB/XF VALUE	4,550
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	291,692
SOH/AGL Deduction	0
ASSESSED VALUE	291,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,692
TOTAL JUST VALUE	291,692
NCON VALUE	231,692
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108492	CO ISSUED	0	06/24/2022
B2108492	NEW CONSTR	286,557	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0896	6/24/2022	WD	Q	I	01	348,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MERRIWEATHER-HAMPTO						
2346/0599	3/05/2020	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16$ W26 S50 E10 FOP=[YR=2022] S8 E16 N3 FGR=[YR=2022] E19 N2 E10 N22 W30 S24 E1$ W1 N5 W15$ E15 N19 E20 N31$.

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	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20	5.20	100	2022	2022	3	100	4,550	

TOTAL OB/XF 4,550

LAND DESCRIPTION

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/28/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS