LOT 44
BLACKROCK PARK PHASE 2
PBK 2243/170

GIBSON KURT
85215 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

50-3N-28-0305-0044-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

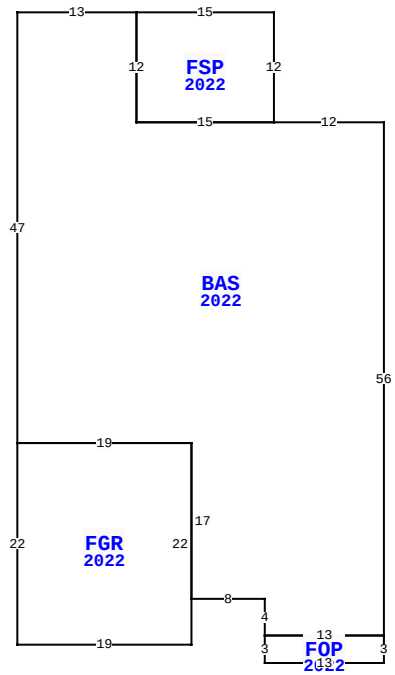
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	223,381
FGR	418	55	230	26,146
FOP	39	30	12	1,364
FSP	180	40	72	8,185
TOTALS	2,602		2,279	259,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	119.6580	113.68	259,077	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1965 HX Base Yr



96735 QUARTZ LN, YULEE

BLD DATE	04/05/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,077
TOTAL MARKET OB/XF VALUE	3,604
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	337,681
SOH/AGL Deduction	21,615
ASSESSED VALUE	316,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,066
TOTAL JUST VALUE	337,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108045	CO ISSUED	0	06/16/2022
B2108045	NEW CONSTR	283,275	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2572/1022	6/20/2022	WD	Q	I	01	349,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GIBSON KURT						
2450/1133	3/31/2021	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N12 W15 S12 E15$ W15 N12 W13 S47 FGR=[YR=2022] S22 E19 N22 W19$ E19 S17 E8 S4 FOP=[YR=2022] S3 E13 N3 W13$ E13 N56$.

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	693.00	SF	5.20	5.20	100	2022	2022	3	100	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS