

LOT 50  
BLACKROCK PARK PHASE 2  
PBK 2243/170

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

2024

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

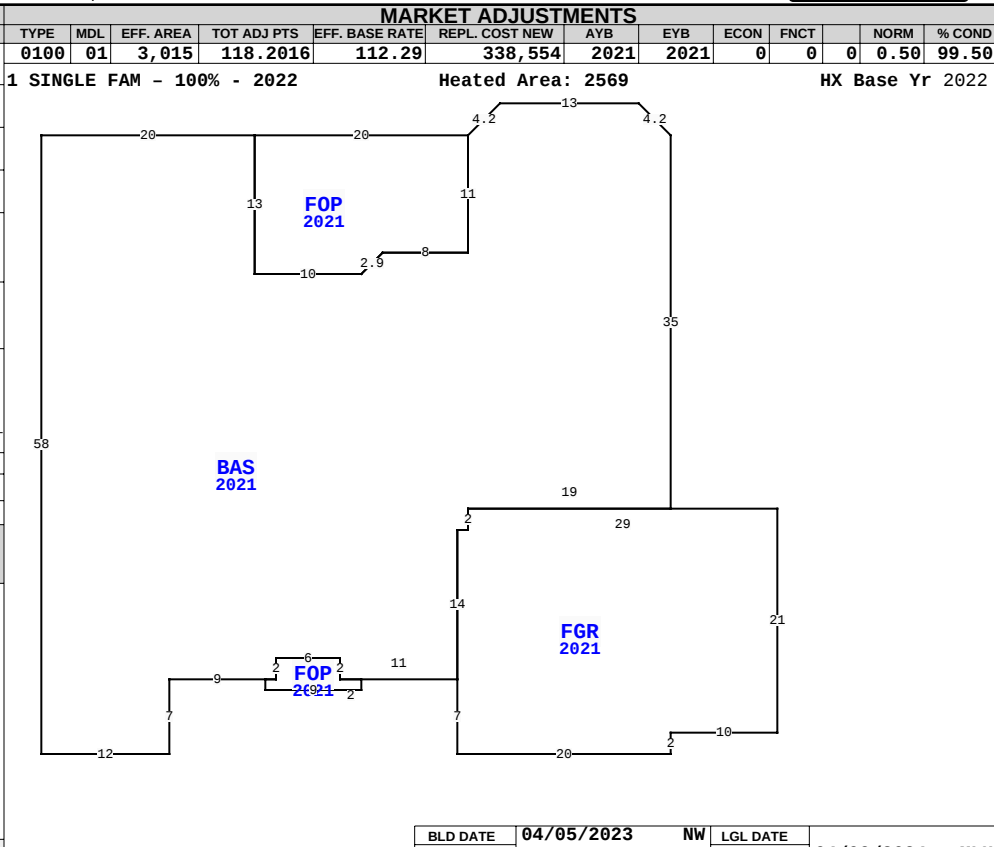


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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          | 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       | 2,569            | 100         | 2,569        | 287,031              |
| FGR       | 668              | 55          | 367          | 41,004               |
| FOP       | 21               | 30          | 6            | 671                  |
| FOP       | 242              | 30          | 73           | 8,156                |
| TOTALS    | 3,500            |             | 3,015        | 336,861              |

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,036.00 | SF | 4.00  | 4.00           | 100       | 2021    |



|                        |                     |    |           |            |     |
|------------------------|---------------------|----|-----------|------------|-----|
| 96783 QUARTZ LN, YULEE | BLD DATE 04/05/2023 | NW | LGL DATE  | 04/09/2024 | MLU |
|                        | XF DATE             |    | LAND DATE |            |     |
|                        | INC DATE            |    | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |                 |  |             |
|---------------------------|-----------------|--|-------------|
| VALUATION SUMMARY         |                 |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD        |  |             |
| Tax Group: 4              | Tax Dist:       |  |             |
| BUILDING MARKET VALUE     | 336,861         |  |             |
| TOTAL MARKET OB/XF VALUE  | 4,103           |  |             |
| TOTAL LAND VALUE - MARKET | 75,000          |  |             |
| TOTAL MARKET VALUE        | 415,964         |  |             |
| SOH/AGL Deduction         | 65,122          |  |             |
| ASSESSED VALUE            | 350,842         |  |             |
| TOTAL EXEMPTION VALUE     | HX HB VX 55,000 |  |             |
| BASE TAXABLE VALUE        | 295,842         |  |             |
| TOTAL JUST VALUE          | 415,964         |  |             |
| NCON VALUE                | 0               |  |             |
| INCOME VALUE              |                 |  |             |
| PREVIOUS YEAR MKT VALUE   | 356,539         |  |             |

| 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 W20 S58 E12 N7 E9 FOP=[YR=2021] S1 E9 N1 W2 N2 W6 S2 W1\$ E1 N2 E6 S2 E11 FGR=[YR=2021] S7 E20 N2 E10 N21 W29 S2 W1 S14\$ N14 E1 N2 E19 N35\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |  |
|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1.00        | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |  |