

LOT 51
BLACKROCK PARK PHASE 2
PBK 2243/170

MARTINEZ JOHN M & MADISON JAUDON
59 PAWNEE PARKWAY
BUFFALO, NY 14210

2024

50-3N-28-0305-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,658	100	1,658	179,224
FGR	630	55	346	37,401
FOP	100	30	30	3,243
FOP	110	30	33	3,567
FUS	975	100	975	105,394
PTO	176	5	9	973
STR	52	10	5	540
TOTALS	3,701		3,056	330,344

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	0	0	0	819.00	SF	5.20	5.20	100	2021	2021	3	99	4,216	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

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		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 12/13/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,056	114.3560	108.64	332,004	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0											
Heated Area: 2633 HX Base Yr											

96778 QUARTZ LN, YULEE

BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU

XF DATE

INC DATE

LAND DATE

AG DATE

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,344
TOTAL MARKET OB/XF VALUE		7,681
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		413,025
SOH/AGL Deduction		24,649
ASSESSED VALUE		388,376
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		388,376
TOTAL JUST VALUE		413,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101742	CO ISSUED	0	12/17/2021
B2101742	NEW CONSTR	360,940	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0829	12/17/2021	WD	Q	I	01	367,700

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: MARTINEZ JOHN MANUE

2353/1516 4/10/2020 WD Q V 05 387,500

GRANTOR: BLACKROCK PARK LLP

GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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