

LOT 53
BLACKROCK PARK PHASE 2
PBK 2243/170

TRAN NHUT DONG/LU NGOC DUNG
96762 QUARTZ LANE
YULEE, FL 32097

2024

50-3N-28-0305-0053-0000



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	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,633	117.4272	111.56	293,737	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2170														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 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	2.	2. 100																												
Units	0	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	1,606	100	1,606	179,165																										
FGR	698	55	384	42,839																										
FOP	85	30	26	2,901																										
FSP	120	40	48	5,355																										
FUS	564	100	564	62,920																										
STR	52	10	5	558																										
TOTALS			3,125	2,633	293,737																									
EXTRA FEATURES			96762 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	0 100	0	0	567.00	SF	5.20	5.20	100	2022	2022	3	100	2,948															
2	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50	100	2022	2022	3	100	410															
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104															
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	100		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 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														