

LOT 56
BLACKROCK PARK PHASE 2
PBK 2243/170

CROXTON TIMOTHY GREGORY SR & ESTELLA MAGDALENE
96923 SLATE COURT
YULEE, FL 32097

2024

50-3N-28-0305-0056-0000



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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,508	100	1,508	162,191
FGR	670	55	368	39,580
FOP	32	30	10	1,075
FOP	120	30	36	3,872
FUS	1,090	100	1,090	117,234
STR	30	10	3	323

TOTALS 3,450 3,015 324,274

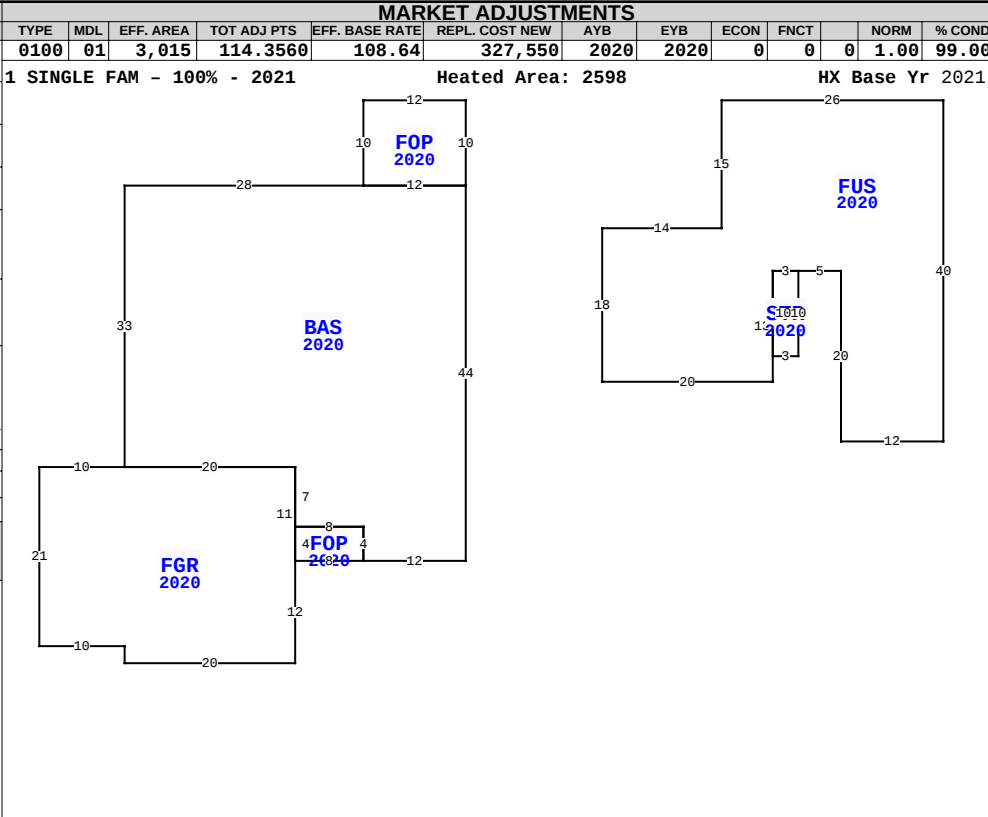
EXTRA FEATURES

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	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	99	425	
2	0812	CONCRETE C	0 100	0	0	1,062.00	SF	4.00	4.00	100	2020	2020	3	99	4,206	
3	0861	POOL GUNIT	0 100	0	0	455.00	SF	85.00	85.00	100	2021	2021	3	95	36,741	
4	0911	SCRN RM A	0 100	0	0	1,385.00	SF	17.50	17.50	100	2021	2021	3	93	22,541	
5	0855	CONC PAVER	0 100	0	0	943.00	SF	10.00	10.00	100	2021	2021	3	99	9,336	
6	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	99	4,752	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

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 12/13/2021 BY KW



96923 SLATE CT, YULEE

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

XF DATE INC DATE

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TOTAL OB/XF 78,298

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Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,274
TOTAL MARKET OB/XF VALUE		78,298
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,572
SOH/AGL Deduction		159,957
ASSESSED VALUE		317,615
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		262,615
TOTAL JUST VALUE		477,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,026

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107726	SWIM POOL	70,156	06/14/2021
C1912695	CO ISSUED	0	05/29/2020
B1912695	NEW CONSTR	353,571	12/13/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2365/1213	5/29/2020	WD	Q	I	01

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: CROXTON TIMOTHY GRE
2320/1347 11/15/2019 WD Q V 01 72,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W12 S10 BAS=[YR=2020] W28 S33 FGR=[YR=2020] W10 S21 E10 S2 E20 N12 FOP=[YR=2020] E8 N4 W8 S4\$ N11 W20\$ E20 S7 E8 S4 E12 N44 W12\$ E12 N10\$ PTR= E30 FUS=[YR=2020] E26 S40 W12 N20 W5 STR=[YR=2020] S10 W3 N10 E3\$ W3 S13 W20 N18 E14 N15\$ W30\$.

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