LOT 58
BLACKROCK PARK PHASE 2
PBK 2243/170

GAYLOR GREGORY W & ELIZABETH C
96920 SLATE CT
YULEE, FL 32097

2024

50-3N-28-0305-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

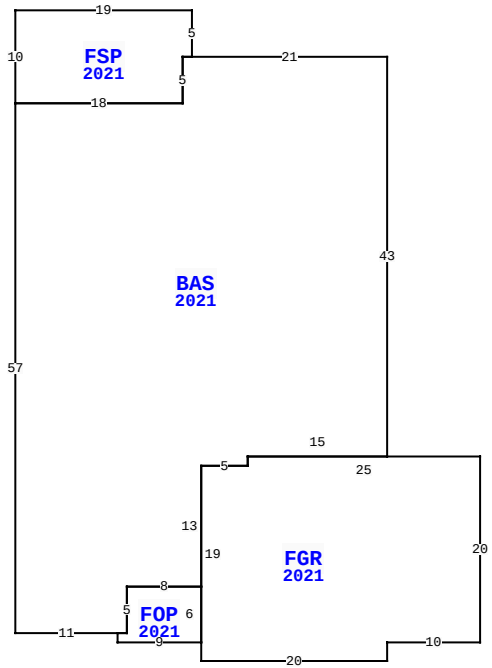
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,975	100	1,975	230,431
FGR	635	55	349	40,719
FOP	49	30	15	1,750
FSP	185	40	74	8,634
TOTALS	2,844		2,413	281,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	123.4310	117.26	282,948	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1975 HX Base Yr 2022



96920 SLATE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,533
TOTAL MARKET OB/XF VALUE		7,562
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,095
SOH/AGL Deduction		108,084
ASSESSED VALUE		256,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,011
TOTAL JUST VALUE		364,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013114	CO ISSUED	0	10/29/2021
B2013114	NEW CONSTR	281,552	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0320	10/29/2021	WD	Q	I	01	346,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GAYLOR GREGORY W &						
2353/1516	4/10/2020	WD	Q	V	05	387,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] N5 W19 S10 E18 N5 E1$ W1 S5 W18 S57 E11 FOP=[YR=2021] S1 E9 FGR=[YR=2021] S2 E20 N2 E10 N20 W25 S1 W5 S19$ N6 W8 S5 W1$ E1 N5 E8 N13 E5 N1 E15 N43$.

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	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00	4.00	100	2021	2021	3	99	4,447	
2	0810	CONCRETE A	0	100	0	0	484.00	SF	6.50	6.50	100	2021	2021	3	99	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,562

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	000134	C	SFR POND	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 Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS