LOT 60
BLACKROCK PARK PHASE 2
PBK 2243/170

JONSSON PAUL & KAREN
96740 QUARTZ LN
YULEE, FL 32097

2024

50-3N-28-0305-0060-0000

BUILDING CHARACTERISTICS

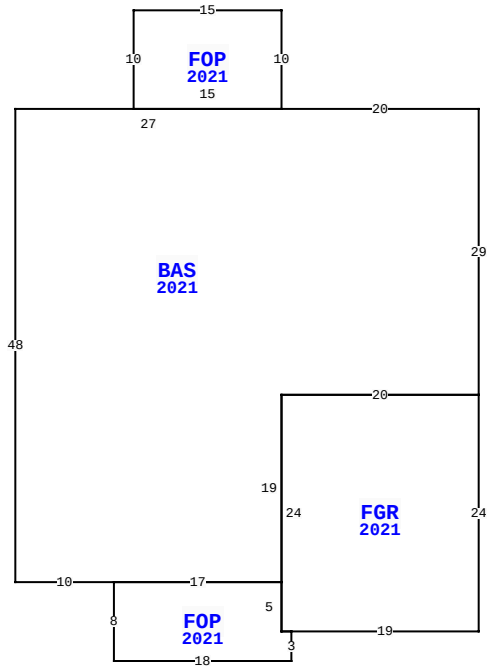
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,876	100	1,876	226,328
FGR	480	55	264	31,850
FOP	139	30	42	5,068
FOP	150	30	45	5,429
TOTALS	2,645		2,227	268,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	127.6352	121.25	270,024	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1876 HX Base Yr 2022



96740 QUARTZ LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,674
TOTAL MARKET OB/XF VALUE		4,196
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,870
SOH/AGL Deduction		71,350
ASSESSED VALUE		276,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,520
TOTAL JUST VALUE		347,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009405	NEW CONSTR	258,544	10/07/2020
C2009405	CO ISSUED	0	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1035	10/04/2021	WD	Q	I	01	316,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: JONSSON PAUL & KARE						
2386/0911	8/19/2020	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] N10 W15 S10 E15$ W27 S48 E10 FOP=[YR=2021] S8 E18 N3 FGR=[YR=2021] E19 N24 W20 S24 E1$ W1 N5 W17$ E17 N19 E20 N29$.

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	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	2021	2021	3	99	4,196	

LAND DESCRIPTION

TOTAL OB/XF 4,196

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	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 09/27/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS