LOT 62
BLACKROCK PARK PHASE 2
PBK 2243/170

SHEPPARD TYLER
96724 QUARTZ LN
YULEE, FL 32097

2024

50-3N-28-0305-0062-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

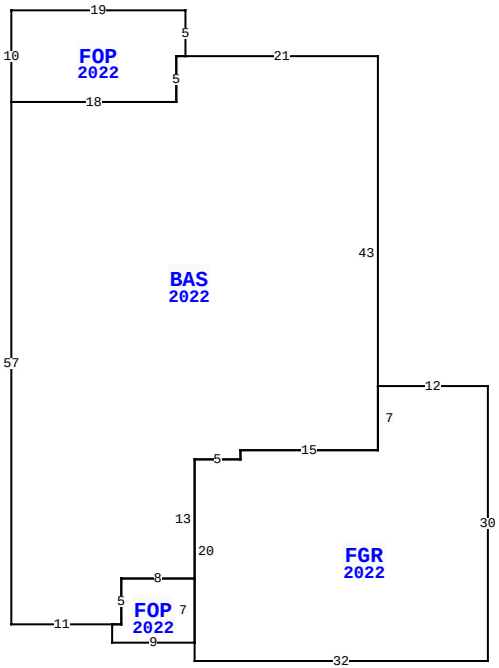
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	219,936
FGR	815	55	448	49,889
FOP	58	30	17	1,893
FOP	185	30	56	6,236
TOTALS	3,033		2,496	277,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	117.2160	111.36	277,955	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1975 HX Base Yr 2023



96724 QUARTZ LN, 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		277,955
TOTAL MARKET OB/XF VALUE		5,018
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		357,973
SOH/AGL Deduction		43,763
ASSESSED VALUE		314,210
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,210
TOTAL JUST VALUE		357,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111550	NEW CONSTR	305,433	08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0232	8/23/2022	WD	Q	I	01	368,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SHEPPARD TYLER						
2378/1773	6/30/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] N5 W19 S10 E18 N5 E1$ W1 S5 W18 S57 E11 FOP=[YR=2022] S2 E9 FGR=[YR=2022] S2 E32 N30 W12 S7 W15 S1 W5 S20$ N7 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	0811	CONCRETE B	0	100	0	0	965.00	SF	5.20	5.20	100	2022	2022	3	100	5,018	

LAND DESCRIPTION

TOTAL OB/XF 5,018

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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS