LOT 45
BLACKROCK PARK PHASE 2
PBK 2243/170

MASON JANE A
96743 QUARTZ LN
YULEE, FL 32097

2025

50-3N-28-0305-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

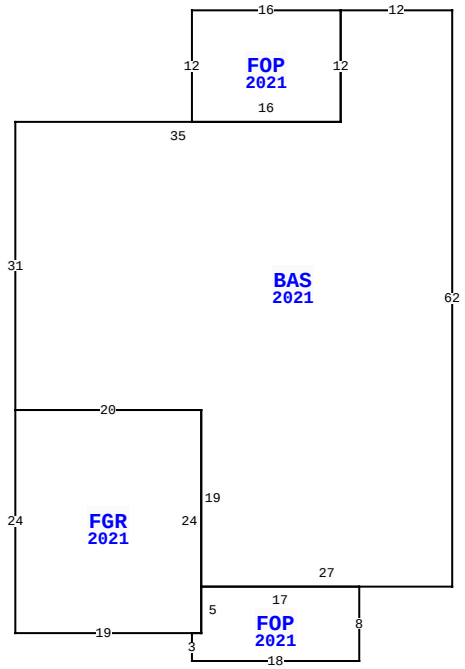
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2021	2,114	238,251
FGR	480	55	2021	264	29,753
FOP	139	30	2021	42	4,733
FOP	192	30	2021	58	6,537
TOTALS	2,925			2,478	279,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	113.8368	113.84	282,096	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2114 HX Base Yr



96743 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		279,275
TOTAL MARKET OB/XF VALUE		8,146
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,421
SOH/AGL Deduction		2,397
ASSESSED VALUE		360,024
TOTAL EXEMPTION VALUE	13	360,024
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009866	CO ISSUED	0	05/27/2021
B2009866	NEW CONSTR	290,799	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1627	6/08/2021	WD	Q	I	01	326,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MASON ROBERT E & JA						
2386/0899	8/19/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] W16 S12 E16 N12$ S12 W35 S31 FGR=[YR=2021] S24 E19 FOP=[YR=2021] S3 E18 N8 W17 S5 W1$ E1 N24 W20$ E20 S19 E27 N62$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2021	2021	3	99	386	
2	0812	CONCRETE C	0	100	0	0	728.00	SF	4.00	4.00	100	2021	2021	3	99	2,883	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2021	2021	3	96	4,301	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 8,146

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	RES 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 07/06/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS