LOT 46
BLACKROCK PARK PHASE 2
PBK 2243/170

WALLENIUS AMY R & PEHR R G
96751 QUARTZ LN
YULEE, FL 32097

2025

50-3N-28-0305-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

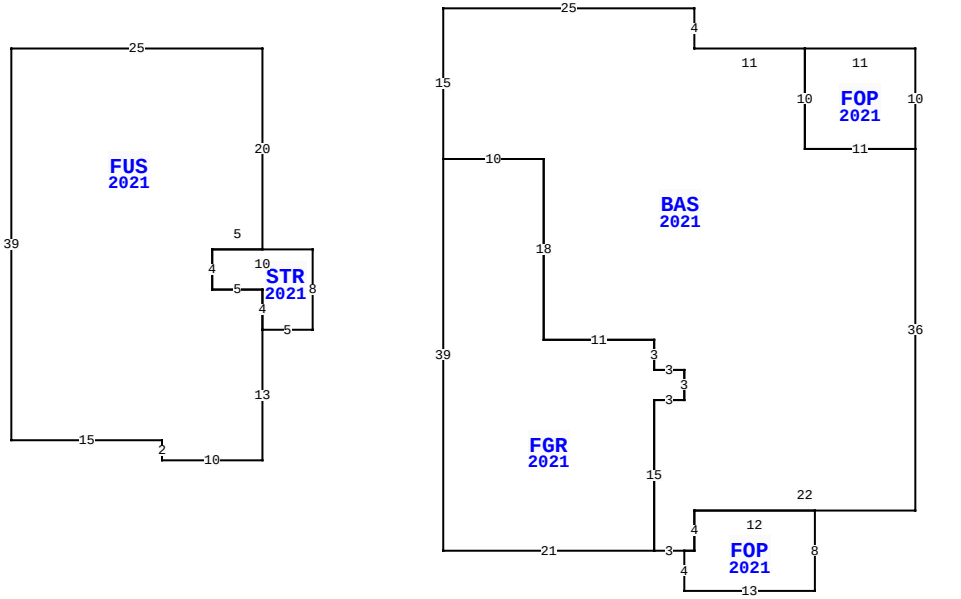
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,622	100	2021	1,622	190,461
FGR	630	55	2021	346	40,629
FOP	100	30	2021	30	3,522
FOP	110	30	2021	33	3,875
FUS	975	100	2021	975	114,489
STR	60	10	2021	6	705
TOTALS	3,497			3,012	353,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,012	118.6064	118.61	357,253	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2597 HX Base Yr 2022



96751 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		353,680
TOTAL MARKET OB/XF VALUE		3,313
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,993
SOH/AGL Deduction		77,264
ASSESSED VALUE		354,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,007
TOTAL JUST VALUE		431,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112560	SOLAR PANELS	37,570	09/20/2021
C2006393	CO ISSUED	0	06/02/2021
B2006393	NEW CONSTR	353,086	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1918	6/07/2021	WD	Q	I	01	365,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: WALLENIUS AMY R & P						
2398/1145	9/24/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W11 BAS=[YR=2021] W11 N4 W25 S15 FGR=[YR=2021] S39 E21 N15 E3 N3 W3 N3 W11 N18 W10$ E10 S18 E11 S3 E3 S3 W3 S15 E3 FOP=[YR=2021] S4 E13 N8 W12 S4 W1$ E1 N4 E22 N36 W11 N10$ S10 E11 N10$ PTR= W65 FUS=[YR=2021] W25 S39 E15 S2 E10 N13 STR=[YR=2021] E5 N8 W10 S4 E5 S4$ N4 W5 N4 E5 N20$ E65$.

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	19	3	57.00	SF	6.50	6.50	100	2021	2021	3	99	367	
2	0812	CONCRETE C	0	100	0	0	744.00	SF	4.00	4.00	100	2021	2021	3	99	2,946	

LAND DESCRIPTION

TOTAL OB/XF 3,313

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	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