

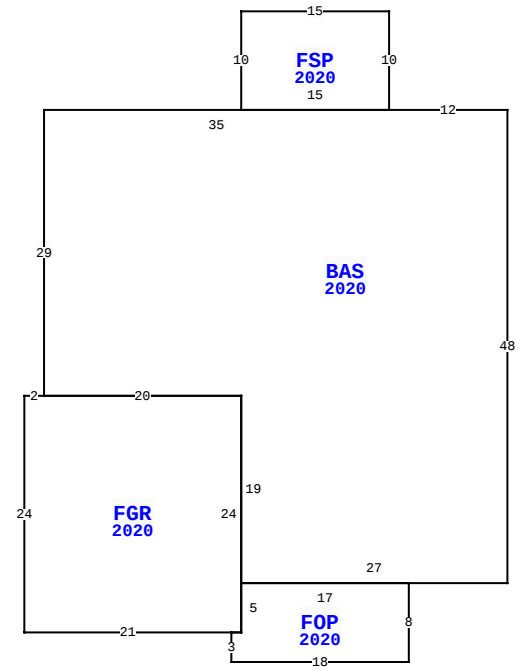
LOT 49
BLACKROCK PARK PHASE 2
PBK 2243/170

KEITH KELLY M
96775 QUARTZ LN
YULEE, FL 32097

2025

50-3N-28-0305-0049-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 90	0100	01	2,268	118.4722	118.47	268,690	2020	2020	0	0	0	1.55	98.45	VALUATION BY STANDARD													
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2022													Heated Area: 1876 HX Base Yr 2022													
Roof Structure	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 264,525												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 21,479												
Interior Floor	13	LVT/LAMMT 50															TOTAL LAND VALUE - MARKET 75,000												
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE 361,004												
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 120,467																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 240,537																										
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 50,722																										
Bathrooms	2	100	BASE TAXABLE VALUE 189,815																										
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 361,004																										
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 349,288																										
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	1,876	100	2020	1,876	218,805																								
FGR	528	55	2020	290	33,823																								
FOP	139	30	2020	42	4,899																								
FSP	150	40	2020	60	6,998																								
TOTALS			2,693		2,268	264,525																							
EXTRA FEATURES						96775 QUARTZ LN, YULEE																							
						BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU																							
						XF DATE																							
						INC DATE																							
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	22 3	66.00	SF	6.50	6.50	100	2020	2020	3	98	420															
2	0811	CONCRETE B	0 100	0 0	692.00	SF	5.20	5.20	100	2020	2020	3	98	3,526															
3	0476	VF 6 SBPL	0 100	0 0	558.00	LF	32.00	32.00	100	2020	2020	3	95	16,963															
4	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570															
TOTAL OB/XF 21,479																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/21/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																													