LOT 50
BLACKROCK PARK PHASE 2
PBK 2243/170

ROLON HENRY & CHRISTINE JOLINE L/E/
96783 QUARTZ LANE
YULEE, FL 32097

2025

50-3N-28-0305-0050-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

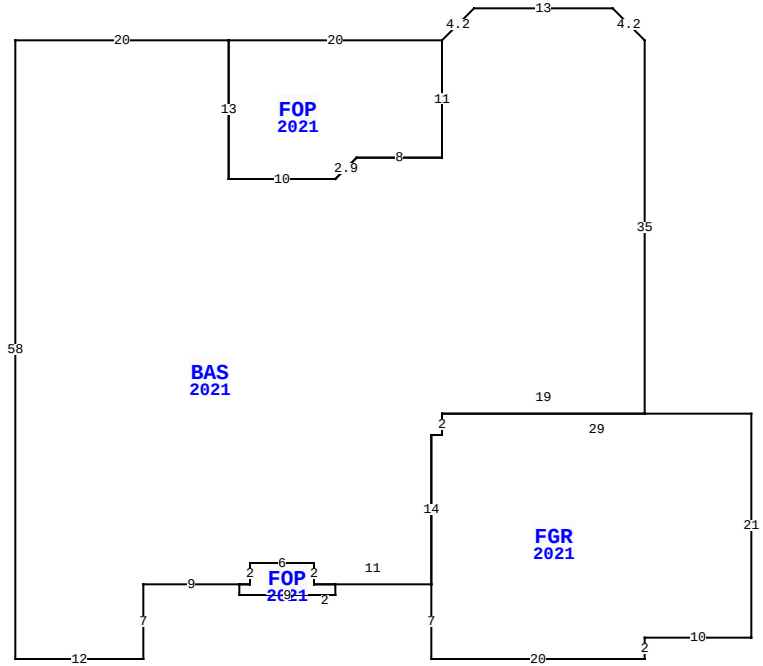
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100	2021	2,569	300,619
FGR	668	55	2021	367	42,945
FOP	21	30	2021	6	702
FOP	242	30	2021	73	8,543
TOTALS	3,500			3,015	352,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,015	118.2016	118.20	356,373	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2569 HX Base Yr 2022



96783 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		352,809
TOTAL MARKET OB/XF VALUE		4,103
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,912
SOH/AGL Deduction		70,896
ASSESSED VALUE		361,016
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		305,294
TOTAL JUST VALUE		431,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102243	CO ISSUED	0	12/15/2021
B2102243	NEW CONSTR	356,935	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/39	10/30/2024	WD	U	I	11	100
GRANTOR: ROLON HENRY & CHRISTI						
GRANTEE: ROLON RYAN HENRY						
2523/0781	12/15/2021	WD	Q	I	02	418,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ROLON HENRY & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W13 D3 L3 FOP=[YR=2021] W20 S13 E10 U2 R2 E8 N11$ S11 W8 D2 L2 W10 N13 W20 S58 E12 N7 E9
FOP=[YR=2021] S1 E9 N1 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E11
FGR=[YR=2021] S7 E20 N2 E10 N21 W29 S2 W1 S14$ N14 E1 N2 E19 N35$.

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	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2021	2021	3	99	4,103	

LAND DESCRIPTION

TOTAL OB/XF 4,103

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	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 12/13/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS