

LOT 51
BLACKROCK PARK PHASE 2
PBK 2243/170

MARTINEZ JOHN M & MADISON JAUDON
59 PAWNEE PARKWAY
BUFFALO, NY 14210

2025

50-3N-28-0305-0051-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,658	100	2021	1,658	187,713
FGR	630	55	2021	346	39,173
FOP	100	30	2021	30	3,397
FOP	110	30	2021	33	3,736
FUS	975	100	2021	975	110,386
PTO	176	5	2021	9	1,019
STR	52	10	2021	5	566

TOTALS 3,701 3,056 345,989

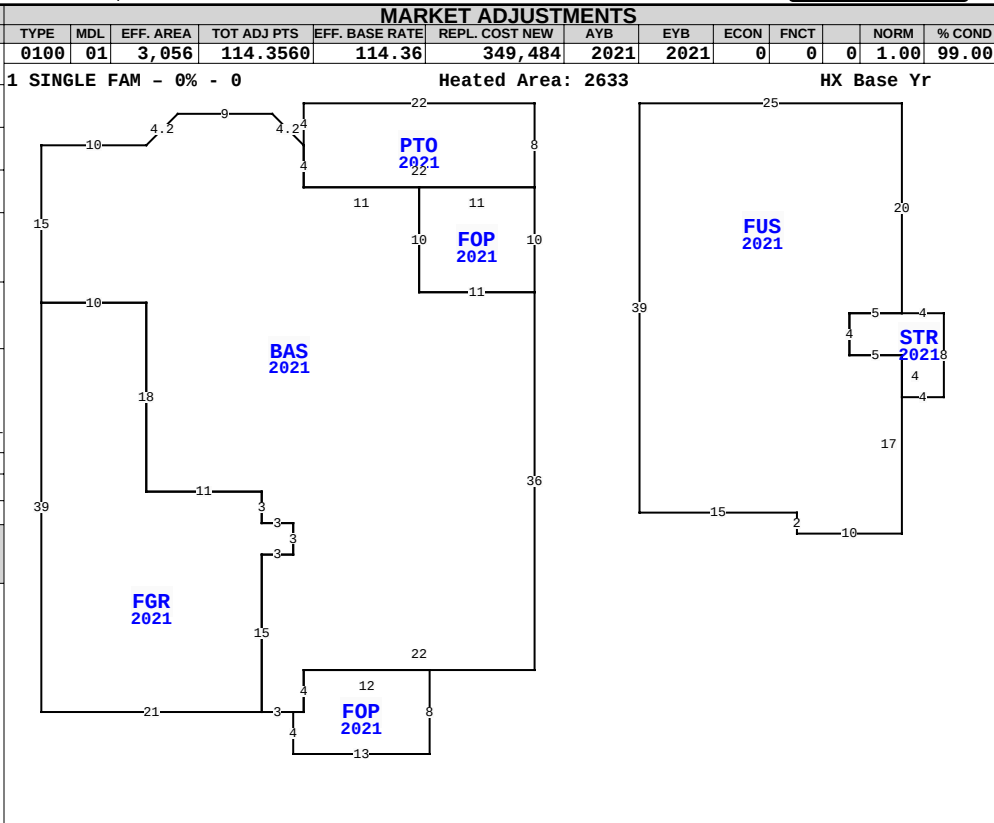
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	100	2021	2021	3	99	4,216	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

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	0		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



96778 QUARTZ LN, YULEE

TOTAL OB/XF																		7,681
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	345,989		
TOTAL MARKET OB/XF VALUE	7,681		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	428,670		
SOH/AGL Deduction	1,456		
ASSESSED VALUE	427,214		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	427,214		
TOTAL JUST VALUE	428,670		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	413,025		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101742	CO ISSUED	0	12/17/2021
B2101742	NEW CONSTR	360,940	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0829	12/17/2021	WD	Q	I	01	367,700

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: MARTINEZ JOHN MANUE

2353/1516 4/10/2020 WD Q V 05 387,500

GRANTOR: BLACKROCK PARK LLP

GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W22 S4 BAS=[YR=2021] U3 L3 W9 D3 L3 W10
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 FOP=[YR=2021] N10 W11 S10 E11\$ W11 N10 W11
N4\$ S4 E22 N8\$ PTR= E10 FUS=[YR=2021] E25 S20 STR=[YR=2021]
E4 S8 W4 N4 W5 N4 E5\$ W5 S4 E5 S17 W10 N2 W15 N39\$ W10\$.

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