

LOT 54
BLACKROCK PARK PHASE 2
PBK 2243/170

COTTON THEODORE T & BILLIE JO
96754 QUARTZ LN
YULEE, FL 32097

2025

50-3N-28-0305-0054-0000



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 100	0100	01	2,478	121.2288	121.23	300,408	2022	2022	0	0	0.50	99.50	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2114												HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												298,906											
Interior Floo	11	CLAY TILE 60													TOTAL MARKET OB/XF VALUE												4,243											
Interior Floo	14	CARPET 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												378,149											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												2,895											
Bedrooms	3	100													ASSESSED VALUE												375,254											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												324,532											
Stories	1.	1. 100													TOTAL JUST VALUE												378,149											
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 364,678																							
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	2022	2,114	254,999																																	
FGR	480	55	2022	264	31,845																																	
FOP	139	30	2022	42	5,067																																	
FOP	192	30	2022	58	6,996																																	
TOTALS			2,925		2,478	298,906																																
EXTRA FEATURES						96754 QUARTZ LN, YULEE												BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU																				
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	100	0	0	753.00	SF	5.20	5.20	100	2022	2022	3	99	3,876																						
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	99	367																						
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 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																						