LOT 56
BLACKROCK PARK PHASE 2
PBK 2243/170

CROXTON TIMOTHY GREGORY SR & ESTELLA MAGDALENE
96923 SLATE COURT
YULEE, FL 32097

2025

50-3N-28-0305-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

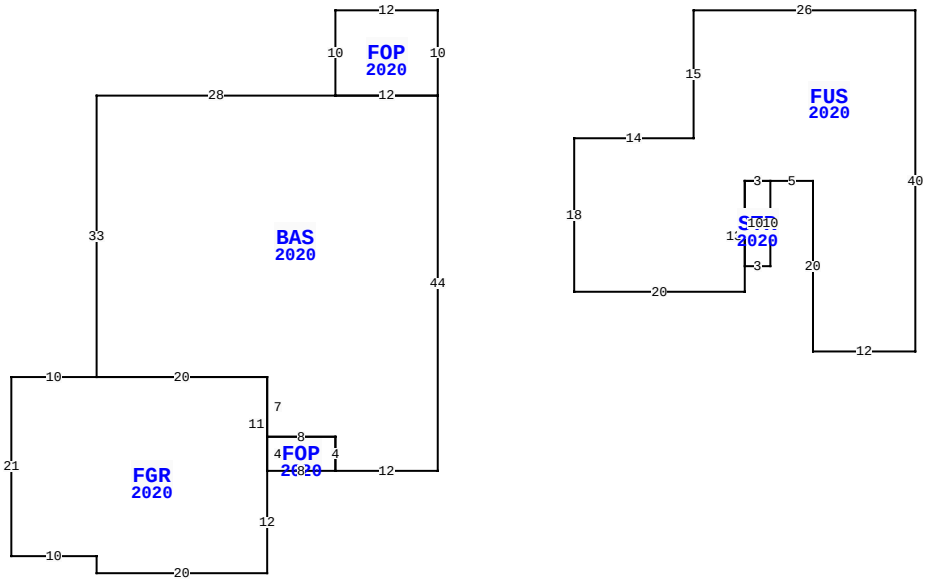
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,508	100	2020	1,508	169,868
FGR	670	55	2020	368	41,453
FOP	32	30	2020	10	1,127
FOP	120	30	2020	36	4,055
FUS	1,090	100	2020	1,090	122,782
STR	30	10	2020	3	338
TOTALS	3,450			3,015	339,623

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	114.3560	114.36	344,795	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2598 HX Base Yr 2021



96923 SLATE CT, YULEE

BLD DATE	04/05/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,623
TOTAL MARKET OB/XF VALUE		76,699
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,322
SOH/AGL Deduction		164,496
ASSESSED VALUE		326,826
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		271,104
TOTAL JUST VALUE		491,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107726	SWIM POOL	70,156	06/14/2021
C1912695	CO ISSUED	0	05/29/2020
B1912695	NEW CONSTR	353,571	12/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1213	5/29/2020	WD	Q	I	01	351,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CROXTON TIMOTHY GRE						
2320/1347	11/15/2019	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W12 S10 BAS=[YR=2020] W28 S33 FGR=[YR=2020] W10 S21 E10 S2 E20 N12 FOP=[YR=2020] E8 N4 W8 S4$ N11 W20$ E20 S7 E8 S4 E12 N44 W12$ E12 N10$ PTR= E30 FUS=[YR=2020] E26 S40 W12 N20 W5 STR=[YR=2020] S10 W3 N10 E3$ W3 S13 W20 N18 E14 N15$ W30$.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	98	420	
2	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00	100	2020	2020	3	98	4,163	
3	0861	POOL GUNIT	0	100	0	0	455.00	SF	85.00	85.00	100	2021	2021	3	93	35,968	
4	0911	SCRN RM A	0	100	0	0	1,385.00	SF	17.50	17.50	100	2021	2021	3	90	21,814	
5	0855	CONC PAVER	0	100	0	0	943.00	SF	10.00	10.00	100	2021	2021	3	99	9,336	
6	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	98	4,704	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 76,699

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