LOT 57
BLACKROCK PARK PHASE 2
PBK 2243/170

HYERS THOMAS J
96381 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

50-3N-28-0305-0057-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

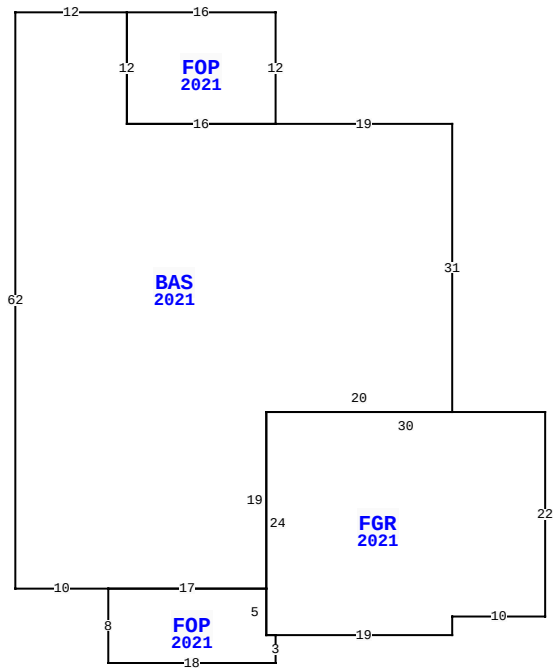
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2021	2,114	250,850
FGR	700	55	2021	385	45,685
FOP	139	30	2021	42	4,984
FOP	192	30	2021	58	6,882
TOTALS	3,145			2,599	308,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	119.8560	119.86	311,516	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2114 HX Base Yr 2022



96928 SLATE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,401
TOTAL MARKET OB/XF VALUE		5,503
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		388,904
SOH/AGL Deduction		60,374
ASSESSED VALUE		328,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,808
TOTAL JUST VALUE		388,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010080	CO ISSUED	0	06/17/2021
B2010080	NEW CONSTR	301,812	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1588	6/22/2021	WD	Q	I	01	319,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HYERS THOMAS J						
2353/1516	4/10/2020	WD	Q	V	05	387,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N12 W16 S12 E16$ W16 N12 W12 S62 E10 FOP=[YR=2021] S8 E18 N3 FGR=[YR=2021] E19 N2 E10 N22 W30 S24 E1$ W1 N5 W17$ E17 N19 E20 N31$.

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	20	3	60.00	SF	6.50	6.50	100	2021	2021	3	99	386	
2	0811	CONCRETE B	0	100	0	0	994.00	SF	5.20	5.20	100	2021	2021	3	99	5,117	

LAND DESCRIPTION

TOTAL OB/XF 5,503

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	000134	C	RES POND	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 07/07/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS