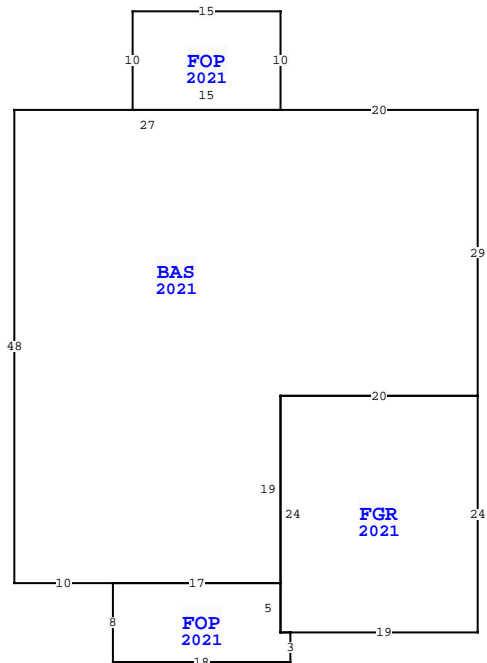


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,227	127.6352	127.64	284,254	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 1876 HX Base Yr 2022													



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	1,876	100	2021	1,876	237,058
FGR	480	55	2021	264	33,360
FOP	139	30	2021	42	5,307
FOP	150	30	2021	45	5,687
TOTALS	2,645			2,227	281,411

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,411	
TOTAL MARKET OB/XF VALUE		4,196	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		360,607	
SOH/AGL Deduction		76,068	
ASSESSED VALUE		284,539	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		233,817	
TOTAL JUST VALUE		360,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009405	NEW CONSTR	258,544	10/07/2020
C2009405	CO ISSUED	0	09/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1035	10/04/2021	WD Q	Q	I	01	316,800

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: JONSSON PAUL & KARE
2386/0911 8/19/2020 WD Q V 01 72,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDE

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

96740 QUARTZ LN, YULEE	BLD DATE 04/05/2023 NW	LGL DATE 04/09/2024	MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W20 FOP=[YR=2021] N10 W15 S10 E15\$ W27 S48 E10 FOP=[YR=2021] S8 E18 N3 FGR=[YR=2021] E19 N24 W20 S24 E1\$ W1 N5 W17\$ E17 N19 E20 N29\$.													

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	815.00	SF	5.20	5.20	100	2021	2021	3	99	4,196	

LAND DESCRIPTION																	TOTAL OB/XF							
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							