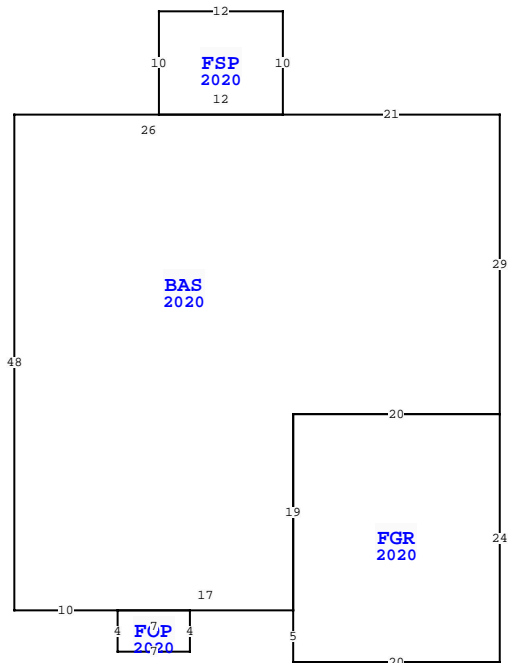




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,876	100	2020
FGR	480	55	2020
FOP	28	30	2020
FSP	120	40	2020
TOTALS	2,504		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,196	122.0296	122.03	267,978	2020	2020	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2021 Heated Area: 1876 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			263,958
TOTAL MARKET OB/XF VALUE			4,484
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			343,442
SOH/AGL Deduction			74,974
ASSESSED VALUE			268,468
TOTAL EXEMPTION VALUE	HX HB VX WR		60,722
BASE TAXABLE VALUE			207,746
TOTAL JUST VALUE			343,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002547	CO ISSUED	0	07/10/2020
B2002547	NEW CONSTR	255,429	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/0975	7/14/2020	WD Q	Q	I	02	264,500

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: TILLET DONALD & RE
2331/0186 | 12/31/2019 | WD Q V 01 | 65,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDERS

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	0810	CONCRETE A	0	100	19	3			6.50	100	2020	2020	3	98	363	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2020	2020	3	98	4,121	

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

BUILDING NOTES	
96708 QUARTZ LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2020] W21 FSP=[YR=2020] N10 W12 S10 E12\$ W26 S48 E10 FOP=[YR=2020] S4 E7 N4 W7\$ E17 FGR=[YR=2020] S5 E20 N24 W20 S19\$ N19 E20 N29\$.	

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	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								