LOT 2
GARDEN CROSSING OR 2695/772

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE SUITE 206
JACKSONVILLE, FL 32257

2026

50-3N-28-0171-0002-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

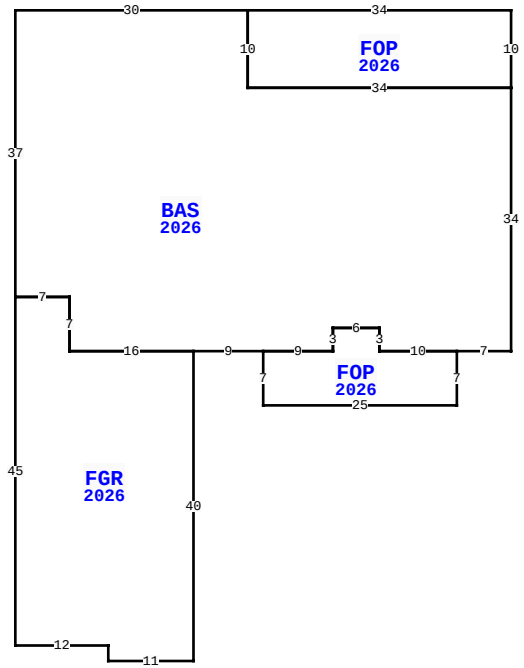
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4098.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100	2026	2,409	311,917
FGR	945	55	2026	520	67,330
FOP	193	30	2026	58	7,510
FOP	340	30	2026	102	13,207
TOTALS	3,887			3,089	399,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,089	93.1500	129.48	399,964	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2409 HX Base Yr



96342 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	399,964
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	526,964
SOH/AGL Deduction	0
ASSESSED VALUE	526,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,964
TOTAL JUST VALUE	526,964
NCON VALUE	401,964
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011828			10/24/2025
B240007301	(H)2409 (G)948 (P	477,477	06/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/1010	5/01/2024	WD	Q	V	01	140,000

GRANTOR: BLACKROCK INVESTORS L
GRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E30 S10 E34 S34 W7 W10 N3 W6 S3 W9 W9 W16 N7 W7 N37 $
FOP=[YR=2026;ORIG=40,20] E34 N10 W34 S10 $
FOP=[YR=2026;ORIG=42,54] E9 N3 E6 S3 E10 S7 W25 N7 $
FGR=[YR=2026;ORIG=10,47] E7 S7 E16 S40 W11 N2 W12 N45 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		RSF-2			1.00	LT		1.00	0.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/16/2026 BY TW Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS