

LOT 44
BLACKROCK PARK PHASE 2
PBK 2243/170

TURNER MONICA LEE L/E/
96735 QUARTZ LN
YULEE, FL 32097

2026

50-3N-28-0305-0044-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1												
Exterior Wall	31	HARDIE BRD 100		0100	01	2,279	119.6580	125.64	286,334	2022	2022	0	0	0	1.00	99.00													
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023													Heated Area: 1965					HX Base Yr							
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 100																											
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	1,965	100	2022	1,965	244,414																								
FGR	418	55	2022	230	28,608																								
FOP	39	30	2022	12	1,493																								
FSP	180	40	2022	72	8,956																								
TOTALS		2,602			2,279	283,471											BLD DATE		04/05/2023		NW		LGL DATE		04/09/2024		MLU		
EXTRA FEATURES		96735 QUARTZ LN, YULEE																											
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												
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