LOT 47
BLACKROCK PARK PHASE 2
PBK 2243/170

HAMELIN FRANCIS
96759 QUARTZ LANE
YULEE, FL 32097

2026

50-3N-28-0305-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

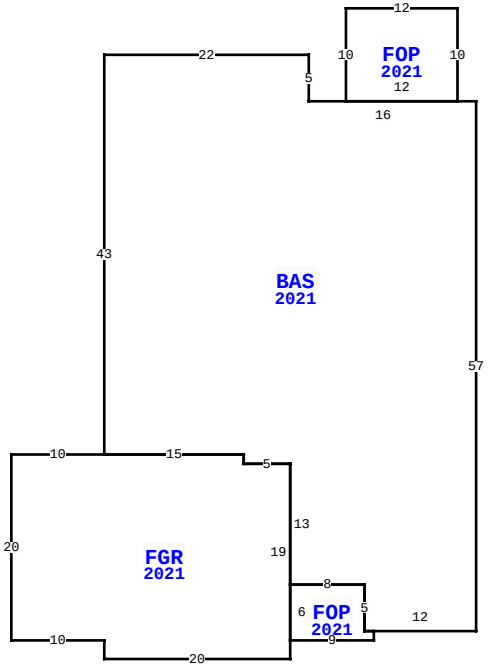
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2021	1,975	237,822
FGR	635	55	2021	349	42,025
FOP	49	30	2021	15	1,806
FOP	120	30	2021	36	4,335
TOTALS	2,779			2,375	285,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	116.4240	122.25	290,344	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1975 HX Base Yr 2022



96759 QUARTZ LN, 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		285,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,989
SOH/AGL Deduction		63,153
ASSESSED VALUE		297,836
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		241,425
TOTAL JUST VALUE		360,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001000	COVERED SUNROOM E	57,388	01/29/2026
C2011169	CO ISSUED	0	06/08/2021
B2011169	NEW CONSTR	276,416	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/0870	6/15/2021	WD	Q	I	01	302,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HAMELIN FRANCIS & S						
2379/0969	6/29/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 FOP=[YR=2021] N10 W12 S10 E12$ W16 N5 W22 S43 FGR=[YR=2021] W10 S20 E10 S2 E20 N2 FOP=[YR=2021] E9 N1 W1 N5 W8 S6$ N19 W5 N1 W15$ E15 S1 E5 S13 E8 S5 E12 N57$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/28/2026 BY IB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS