LOT 48
BLACKROCK PARK PHASE 2
PBK 2243/170

BECKHAM MICHAEL S & SAMIRA A
96767 QUARTZ LANE
YULEE, FL 32097

2026

50-3N-28-0305-0048-0000

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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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

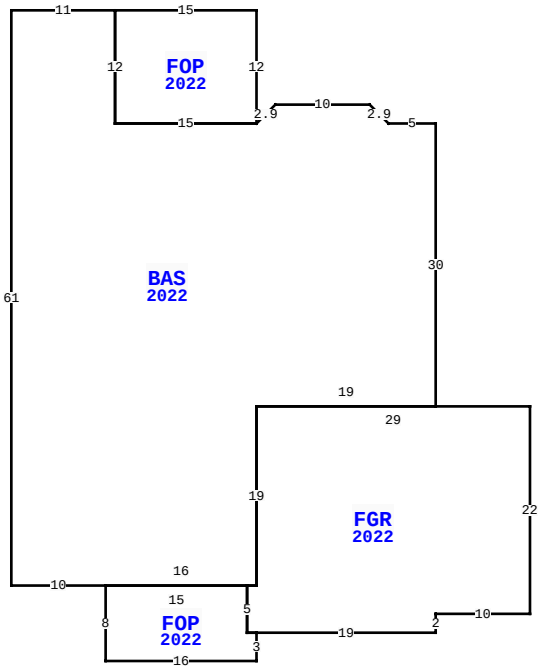
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2022	2,000	248,530
FGR	681	55	2022	375	46,599
FOP	123	30	2022	37	4,598
FOP	180	30	2022	54	6,710
TOTALS	2,984			2,466	306,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	119.5392	125.52	309,532	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 2000 HX Base Yr



96767 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		306,437
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,437
SOH/AGL Deduction		0
ASSESSED VALUE		381,437
TOTAL EXEMPTION VALUE	13	381,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		381,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104934	CO ISSUED	0	04/20/2022
B2104934	NEW CONSTR	303,441	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0885	4/27/2022	WD	Q	I	01	360,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BECKHAM MICHAEL D &						
2353/1516	4/10/2020	WD	Q	V	05	387,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 U2 L2 W10 D2 L2 FOP=[YR=2022] N12 W15 S12 E15$ W15 N12 W11 S61 E10 FOP=[YR=2022] S8 E16 N3 FGR=[YR=2022] E19 N2 E10 N22 W29 S19 W1 S5 E1$ W1 N5 W15$ E16 N19 E19 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS