LOT 51
BLACKROCK PARK PHASE 2
PBK 2243/170

MARTINEZ JOHN M & MADISON JAUDON
59 PAWNEE PARKWAY
BUFFALO, NY 14210

2026

50-3N-28-0305-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

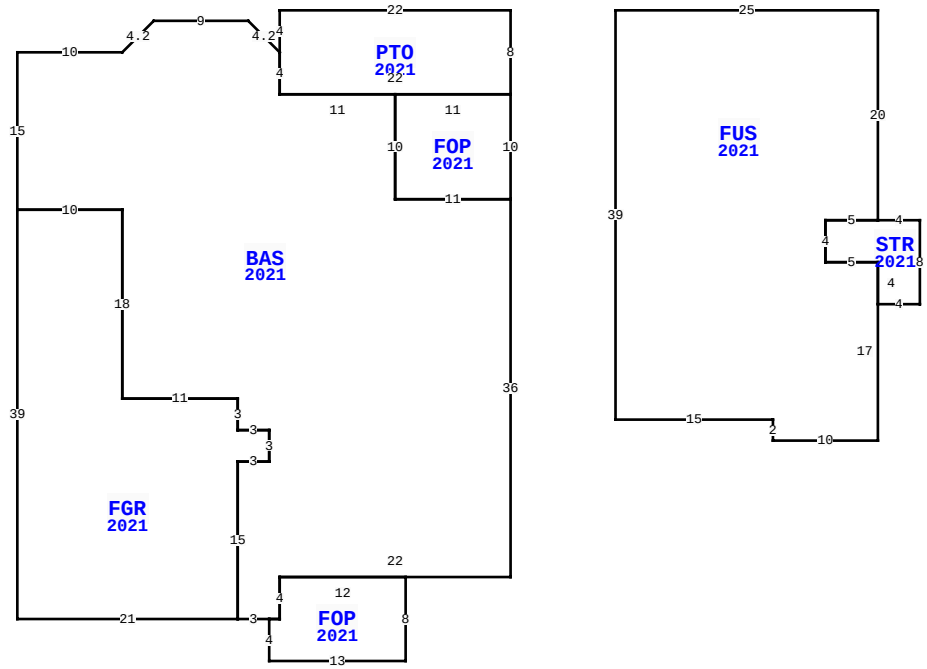
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2021	1,658	196,090
FGR	630	55	2021	346	40,921
FOP	100	30	2021	30	3,548
FOP	110	30	2021	33	3,903
FUS	975	100	2021	975	115,312
PTO	176	5	2021	9	1,065
STR	52	10	2021	5	591
TOTALS	3,701			3,056	361,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,056	114.3560	120.07	366,934	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 0 Heated Area: 2633 HX Base Yr



96778 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	361,430
TOTAL MARKET OB/XF VALUE	3,465
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	439,895
SOH/AGL Deduction	0
ASSESSED VALUE	439,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,895
TOTAL JUST VALUE	439,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101742	CO ISSUED	0	12/17/2021
B2101742	NEW CONSTR	360,940	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0829	12/17/2021	WD	Q	I	01	367,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MARTINEZ JOHN MANUE						
2353/1516	4/10/2020	WD	Q	V	05	387,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W22 S4 BAS=[YR=2021] U3 L3 W9 D3 L3 W10 S15 FGR=[YR=2021] S39 E21 N15 E3 N3 W3 N3 W11 N18 W10$ E10 S18 E11 S3 E3 S3 W3 S15 E3 FOP=[YR=2021] S4 E13 N8 W12 S4 W1$ E1 N4 E22 N36 FOP=[YR=2021] N10 W11 S10 E11$ W11 N10 W11 N4$ S4 E22 N8$ PTR= E10 FUS=[YR=2021] E25 S20 STR=[YR=2021] E4 S8 W4 N4 W5 N4 E5$ W5 S4 E5 S17 W10 N2 W15 N39$ W10$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	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