

LOT 54
BLACKROCK PARK PHASE 2
PBK 2243/170

COTTON THEODORE T & BILLIE JO
96754 QUARTZ LN
YULEE, FL 32097

2026

50-3N-28-0305-0054-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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	2,114	100	2022	2,114	266,400
FGR	480	55	2022	264	33,269
FOP	139	30	2022	42	5,293
FOP	192	30	2022	58	7,309
TOTALS	2,925			2,478	312,271

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,478	121.2288	127.29	315,425	2022	2022	0	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2114 HX Base Yr 2024													
26754 QUARTZ LN, YULEE													
		BLD DATE	04/05/2023		NW	LGL DATE				LAND DATE	04/09/2024		MLU
		XF DATE				AG DATE							
		INC DATE											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				312,271			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				387,271			
SOH/AGL Deduction				1,885			
ASSESSED VALUE				385,386			
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE				333,975			
TOTAL JUST VALUE				387,271			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				378,149			