LOT 57
BLACKROCK PARK PHASE 2
PBK 2243/170

HYERS THOMAS J
96381 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2026

50-3N-28-0305-0057-0000

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 50
Interior Floo	14	CARPET 50
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

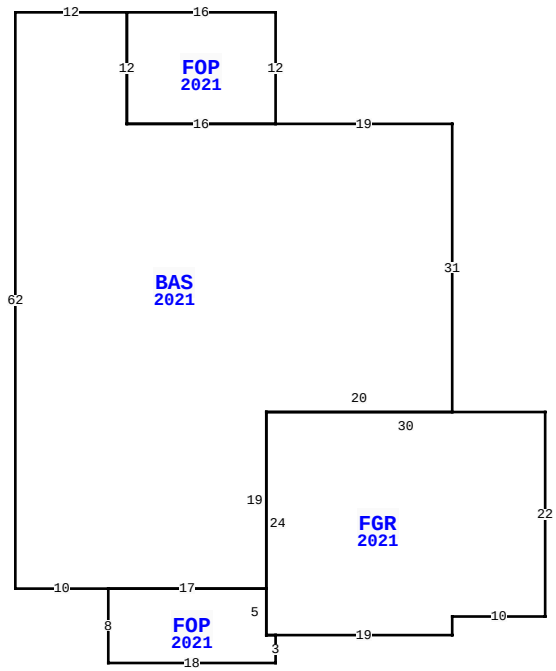
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2021	2,114	262,056
FGR	700	55	2021	385	47,725
FOP	139	30	2021	42	5,207
FOP	192	30	2021	58	7,190
TOTALS	3,145			2,599	322,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	119.8560	125.85	327,084	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2114 HX Base Yr 2022



96928 SLATE CT, YULEE

BLD DATE	04/05/2023	NW	LGL DATE		
XF DATE			LAND DATE	04/09/2024	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,178
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,178
SOH/AGL Deduction		59,778
ASSESSED VALUE		337,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,989
TOTAL JUST VALUE		397,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010080	CO ISSUED	0	06/17/2021
B2010080	NEW CONSTR	301,812	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1588	6/22/2021	WD	Q	I	01	319,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HYERS THOMAS J						
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=2021] W19 FOP=[YR=2021] N12 W16 S12 E16$ W16 N12 W12 S62 E10 FOP=[YR=2021] S8 E18 N3 FGR=[YR=2021] E19 N2 E10 N22 W30 S24 E1$ W1 N5 W17$ E17 N19 E20 N31$.

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	000134	C	RES POND	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