LOT 60
BLACKROCK PARK PHASE 2
PBK 2243/170

OBRADEN WILLIAM J IV & JENICA JANE
PO BOX 15276
FERNANDINA BEACH, FL 32035

2026

50-3N-28-0305-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

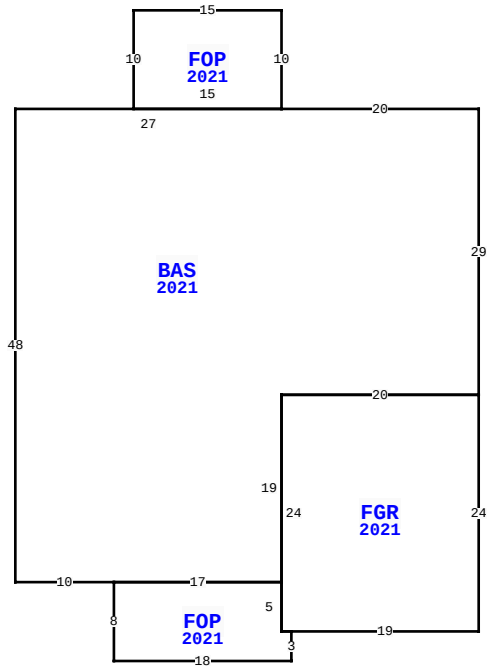
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,876	100	2021	1,876	247,651
FGR	480	55	2021	264	34,850
FOP	139	30	2021	42	5,545
FOP	150	30	2021	45	5,941
TOTALS	2,645			2,227	293,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	127.6352	134.02	298,463	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 1876 HX Base Yr 2026



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

96740 QUARTZ LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,986
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,986
SOH/AGL Deduction		0
ASSESSED VALUE		368,986
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		312,575
TOTAL JUST VALUE		368,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009405	NEW CONSTR	258,544	10/07/2020
C2009405	CO ISSUED	0	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2815/887	9/11/2025	WD	Q	I	01	415,000
GRANTOR: JONSSON PAUL & KAREN						
GRANTEE: OBRADEN WILLIAM J I						
2503/1035	10/04/2021	WD	Q	I	01	316,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: JONSSON PAUL & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] N10 W15 S10 E15$ W27 S48 E10 FOP=[YR=2021] S8 E18 N3 FGR=[YR=2021] E19 N24 W20 S24 E1$ W1 N5 W17$ E17 N19 E20 N29$.

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 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