

SHEPPARD TYLER
96724 QUARTZ LN
YULEE, FL 32097

50-3N-28-0305-0062-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 100

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100 4 100

Bathrooms Frame Stories02WOOD FRAME 100 1. 100

Units Occupancy000 100 NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.100

AREATOTALGROSSPCTOFYEARTOT ADJSUBAREAMARKETVALUE
TYPEAREABASE

BAS1,97510020221,975240,652

FGR81555202244854,589

FOP58302022172,071

FOP185302022566,823

TOTALS3,0332,496304,136

EXTRA FEATURES

L NOB/XF DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT ORIG YEAR YEAR Q % OB/XF AG MKT VALUE NOTES
CODE CODE DATE COND ON ACTUAL CONDMKT DATE

LAND DESCRIPTIONTOTAL OB/XF0

L USE CLS LAND USE CAP R LOC FRONT DEPTH TOT UNIT D DPHT % TOT UNIT ADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODE CODE ZONE UTS TYPE T FACT CONDA DJ PRICE PRIC E VALU AJUSTMENTS AND NOTES

1000134CRES POND100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW 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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,496117.2160123.08307,20820222022001.0099.00

SINGLE FAM 100% - 2023Heated Area: 1975HX Base Yr 2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE304,136

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE379,136

SOH/AGL Deduction47,084

ASSESSED VALUE332,052

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE280,641

TOTAL JUST VALUE379,136

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE371,086

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN SALE
CDPRICE

2587/02328/23/2022WDQI01368,500

GRANTOR:NEW ATLANTIC BUILDERS

GRANTEE:SHEPPARD TYLER

2378/17736/30/2020WDDQV0177,500

GRANTOR:BLACKROCK PARK LLP

GRANTEE:NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2022] S2 E9 FGR=[YR=2022] S2 E32 N30 W12 S7 W15 S1 W5 S20\$ N7 W8 S5 W1\$ E1 N5 E8 N13 E5 N1 E15 N43\$.

BLD DATE04/05/2023NW
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/09/2024MLU