LOT 64
BLACKROCK PARK PHASE 2
PBK 2243/170

TILLETT DONALD
96708 QUARTZ LN
YULEE, FL 32097

2026

50-3N-28-0305-0064-0000

BUILDING CHARACTERISTICS

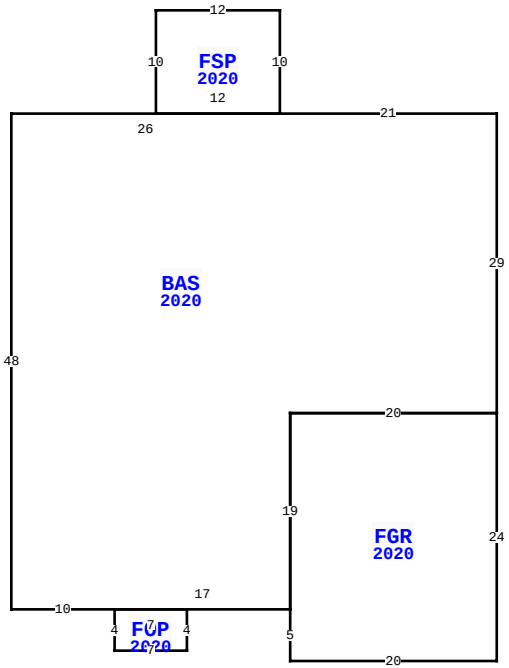
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,876	100	2020	1,876	235,565
FGR	480	55	2020	264	33,149
FOP	28	30	2020	8	1,005
FSP	120	40	2020	48	6,027
TOTALS	2,504			2,196	275,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	122.0296	128.13	281,373	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1876 HX Base Yr 2021



96708 QUARTZ LN, 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		275,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		350,746
SOH/AGL Deduction		75,029
ASSESSED VALUE		275,717
TOTAL EXEMPTION VALUE	HX HB VX WR	61,411
BASE TAXABLE VALUE		214,306
TOTAL JUST VALUE		350,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002547	CO ISSUED	0	07/10/2020
B2002547	NEW CONSTR	255,429	03/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0975	7/14/2020	WD	Q	I	02	264,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TILLETT DONALD & RE						
2331/0186	12/31/2019	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FSP=[YR=2020] N10 W12 S10 E12$ W26 S48 E10 FOP=[YR=2020] S4 E7 N4 W7$ E17 FGR=[YR=2020] S5 E20 N24 W20 S19$ 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	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