LOT 1
BLACKROCK PARK PBK 8/175

TURNER LANE
96413 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

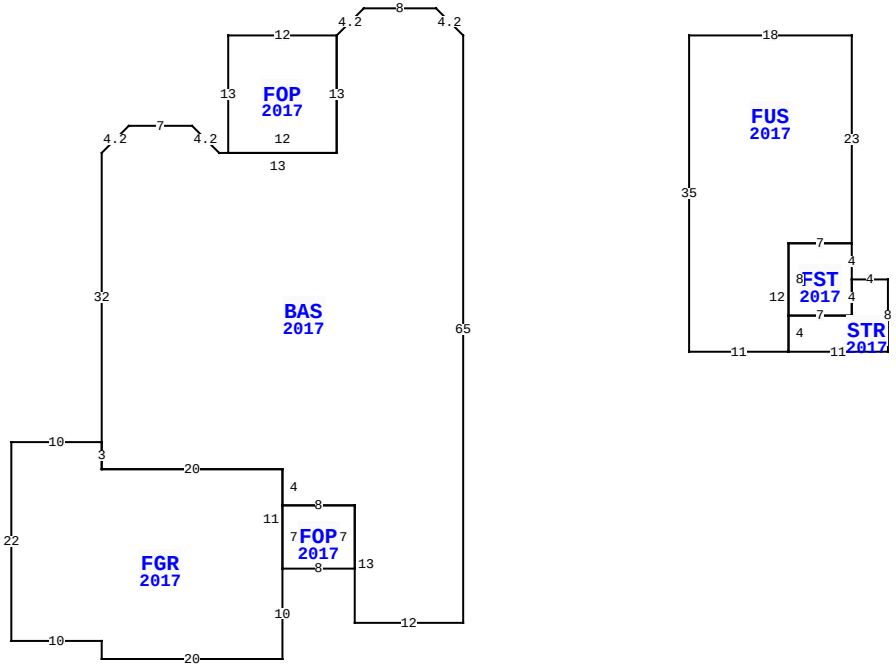
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	182,660
FGR	640	55	352	34,182
FOP	56	30	17	1,651
FOP	156	30	47	4,564
FST	56	55	31	3,011
FUS	546	100	546	53,021
STR	60	10	6	583
TOTALS	3,395		2,880	279,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	109.7920	99.09	285,379	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2427 HX Base Yr 2021



96413 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,671
TOTAL MARKET OB/XF VALUE		4,620
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		344,291
SOH/AGL Deduction		46,935
ASSESSED VALUE		297,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,356
TOTAL JUST VALUE		344,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B175519?	CO ISSUED	0	09/07/2017
B175519?	NEW CONSTR	308,354	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1997	4/30/2020	WD	Q	I	01	335,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: TURNER LANE						
2106/0422	2/21/2017	WD	Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 W8 D3 L3 FOP=[YR=2017] W12 S13 E12 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2017] W10 S22 E10 S2 E20 N10 FOP=[YR=2017] E8 N7 W8 S7$ N11 W20 N3$ S3 E20 S4 E8 S13 E12 N65$ PTR= E25 FUS=[YR=2017] E18 S23 FST=[YR=2017] S4 STR=[YR=2017] E4 S8 W11 N4 E7 N4$ S4 W7 N8 E7$ W7 S12 W11 N35$ W25$.

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
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2017	2017	3	97	378	
2	0811	CONCRETE B	0	100	0	0	841.00	SF	5.20	5.20	100	2017	2017	3	97	4,242	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/22/2017 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS