LOT 5
IN OR 2218/1924
BLACKROCK PARK PBK 8/175

SAMUEL STEPHEN T &/HINCHLIFFE FARRAH
96381 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0005-0000

BUILDING CHARACTERISTICS

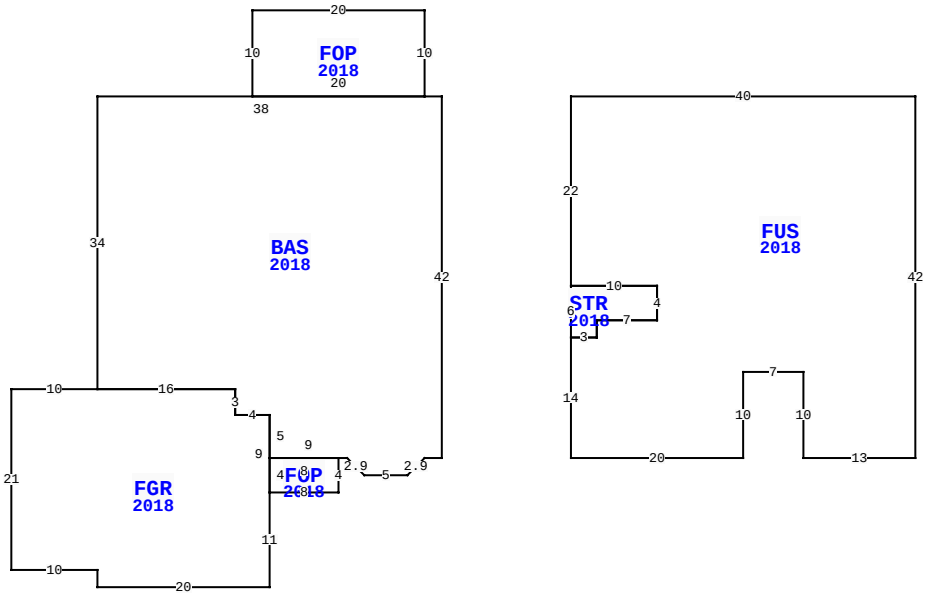
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,546	100	1,546	143,601
FGR	658	55	362	33,625
FOP	32	30	10	929
FOP	200	30	60	5,573
FUS	1,564	100	1,564	145,273
STR	46	10	5	465
TOTALS	4,046		3,547	329,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,547	104.4900	94.30	334,482	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3110 HX Base Yr 2023



96381 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,465
TOTAL MARKET OB/XF VALUE		83,422
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		472,887
SOH/AGL Deduction		0
ASSESSED VALUE		472,887
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		417,887
TOTAL JUST VALUE		472,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708628	CO ISSUED	0	08/06/2018
B1805800	SCRN ENCLSRE	61,303	08/01/2018
B1803929	SWIM POOL	20,000	04/18/2018
B1708628	NEW CONSTR	389,635	09/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1924	8/17/2018	WD	Q	I	01	402,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SAMUEL STEPHEN T &						
2143/1324	8/25/2017	WD	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W2 FOP=[YR=2018] N10 W20 S10 E20$ W38 S34
FGR=[YR=2018] W10 S21 E10 S2 E20 N11 FOP=[YR=2018] E8 N4 W8
S4$ N9 W4 N3 W16$ E16 S3 E4 S5 E9 D2 R2 E5 U2 R2 E2 N42$
PTR= E15 FUS=[YR=2018] E40 S42 W13 N10 W7 S10 W20 N14
STR=[YR=2018] N6 E10 S4 W7 S2 W3$ E3 N2 E7 N4 W10 N22$ W15$.

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	0855	CONC PAVER	0	100	18	3	54.00	SF	10.00	10.00	100	2018	2018	3	98	529	
2	0855	CONC PAVER	0	100	0	0	1,059.00	SF	10.00	10.00	100	2018	2018	3	98	10,378	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	95	3,648	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2018	2018	3	90	34,425	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	860	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
8	0855	CONC PAVER	0	100	0	0	957.00	SF	10.00	10.00	100	2018	2018	3	98	9,379	
9	0911	SCRN RM A	0	100	0	0	1,456.00	SF	17.50	17.50	100	2018	2018	3	86	21,913	

LAND DESCRIPTION

TOTAL OB/XF 83,422

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 12/13/2018 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS