

LOT 6  
IN OR 2246/1212  
BLACKROCK PARK PBK 8/175

HAGINS HAROLD G III & JENNIFER  
96373 GRANITE TRL  
YULEE, FL 32097

2023

50-3N-28-0305-0006-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | HARDIE BRD 100 |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 11  | CLAY TILE 50   |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 3.5 100        |
| 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 |          |    |

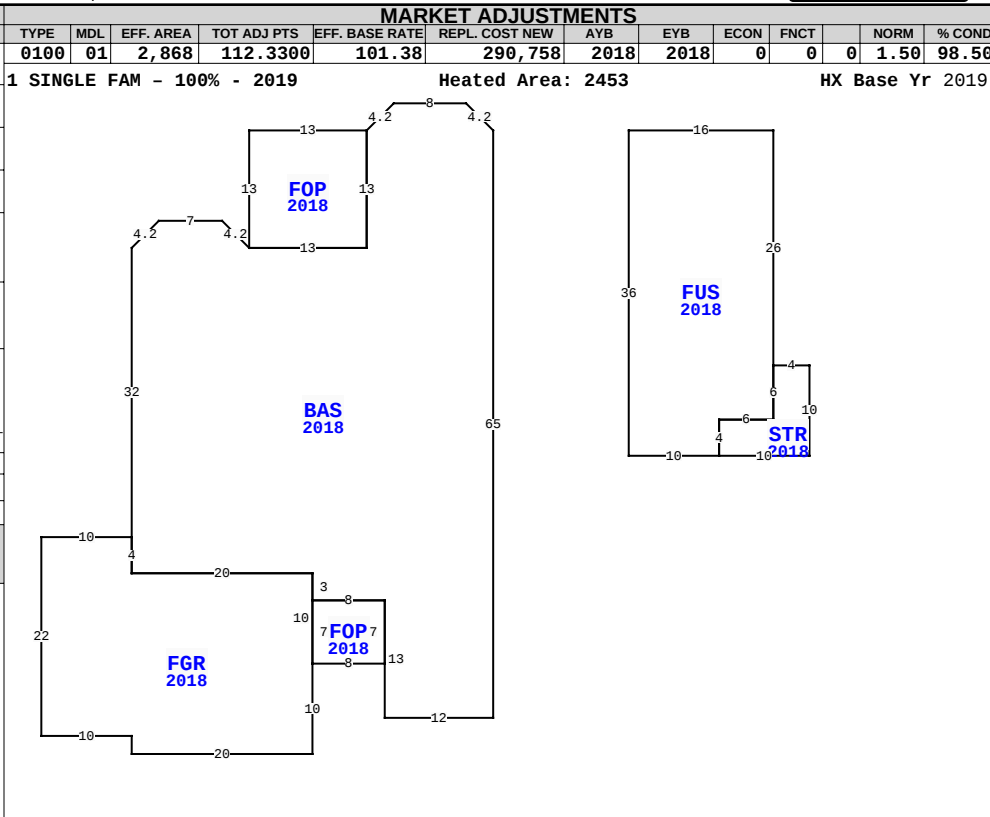
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,901            | 100         | 1,901        | 189,832              |
| FGR       | 620              | 55          | 341          | 34,052               |
| FOP       | 56               | 30          | 17           | 1,697                |
| FOP       | 169              | 30          | 51           | 5,092                |
| FUS       | 552              | 100         | 552          | 55,123               |
| STR       | 64               | 10          | 6            | 599                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,362 |  | 2,868 | 286,397 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |        |
|----------------|------------|-------------|-----|-----|----|---|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R  |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 19 | 3 | 57.00  | SF | 6.50   |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 948.00 | SF | 5.20   |
| 3              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0 | 60.00  | LF | 32.00  |
| 4              | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0 | 287.00 | SF | 85.00  |
| 6              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 954.00 | SF | 10.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |

REVIEW DATE 07/06/2021 BY KW



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

96373 GRANITE TR, YULEE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 40,750      |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |   |
|---------------------------|--|--|--|--|-----------|--|--|--|---|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  | 4 |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |   |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |   |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 286,397   |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 40,750    |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 60,000    |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 387,147   |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  | 87,224    |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  | 299,923   |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 249,923   |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 387,147   |  |  |  |   |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |   |
| INCOME VALUE              |  |  |  |  |           |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 345,954   |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2100178   | SWIM POOL   | 46,875  | 01/11/2021 |
| B1803023   | CO ISSUED   | 0       | 12/28/2018 |
| B1803023   | NEW CONSTR  | 320,175 | 03/23/2018 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2246/1212                      | 12/28/2018 | WD           | Q      | I      | 01        | 338,600       |  |
| GRANTOR: ADVANTAGE HOME BUILDE |            |              |        |        |           |               |  |
| GRANTEE: HAGINS HAROLD G III   |            |              |        |        |           |               |  |
| 2163/1324                      | 12/05/2017 | WD           | Q      | V      | 01        | 61,700        |  |
| GRANTOR: BLACKROCK PARK LLP    |            |              |        |        |           |               |  |
| GRANTEE: ADVANTAGE HOME BUIL   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] U3 L3 W8 D3 L3 FOP=[YR=2018] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 L3 D3 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$ PTR= E15 FUS=[YR=2018] E16 S26 STR=[YR=2018] E4 S10 W10 N4 E6 N6\$ S6 W6 S4 W10 N36\$ W15\$. |  |  |  |  |  |  |  |  |  |