LOT 7
IN OR 2244/1577
BLACKROCK PARK PBK 8/175

JACKSON JERMAIN L/SPIVEY-JACKSON ANGEL
96365 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0007-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

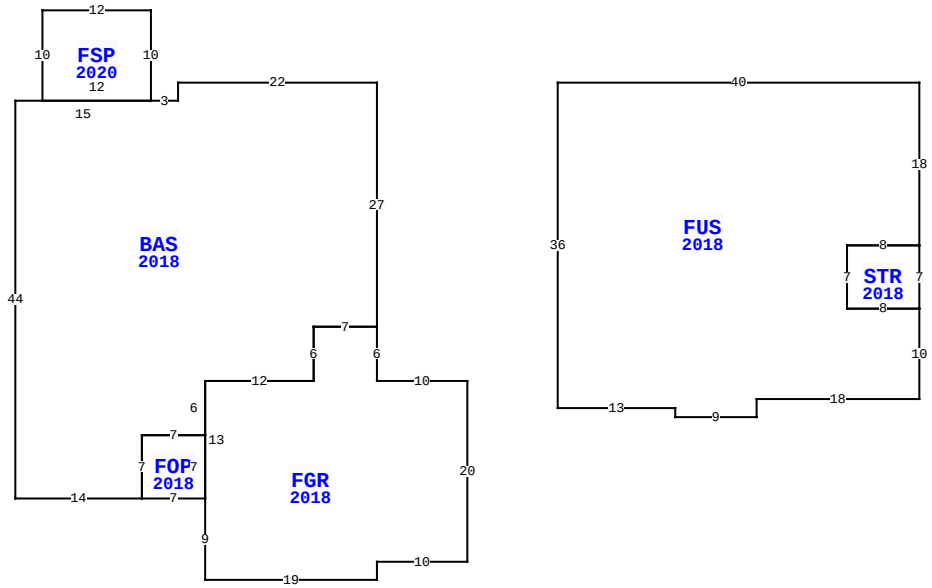
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1,466	139,318
FGR	660	55	363	34,497
FOP	49	30	15	1,425
FSP	120	40	48	4,562
FUS	1,375	100	1,375	130,670
STR	56	10	6	570
TOTALS	3,726		3,273	311,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,273	106.9040	96.48	315,779	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2841 HX Base Yr



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

96365 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	311,042
TOTAL MARKET OB/XF VALUE	10,432
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	381,474
SOH/AGL Deduction	24,118
ASSESSED VALUE	357,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,356
TOTAL JUST VALUE	381,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702313	CO ISSUED	0	06/11/2018
B1702313	NEW CONSTR	359,343	03/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/1577	12/19/2018	WD	Q	I	01	329,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: JACKSON JERMAINE L						
2102/1441	2/21/2017	WD	Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S2 W3 FSP=[YR=2020] N10 W12 S10 E12$ W15 S44 E14 FOP=[YR=2018] E7 FGR=[YR=2018] S9 E19 N2 E10 N20 W10 N6 W7 S6 W12 S13$ N7 W7 S7$ N7 E7 N6 E12 N6 E7 N27$ PTR= E20 FUS=[YR=2018] E40 S18 STR=[YR=2018] S7 W8 N7 E8$ W8 S7 E8 S10 W18 S2 W9 N1 W13 N36$ W20$.

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	0	19	3	57.00	SF	6.50	6.50	100	2018	2018	3	98	363	
2	0811	CONCRETE B	0	0	0	0	872.00	SF	5.20	5.20	100	2018	2018	3	98	4,444	
3	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	100	2020	2020	3	98	5,331	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 10,432

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/12/2021 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS