LOT 8
BLACKROCK PARK PBK 8/175

MURRAY MITCHELL B & BETTY D
96357 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0008-0000

BUILDING CHARACTERISTICS

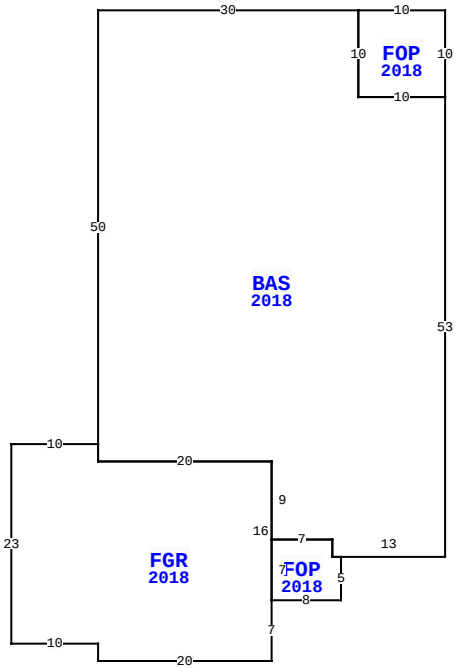
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,186	100	2,186	217,345
FGR	690	55	380	37,782
FOP	54	30	16	1,591
FOP	100	30	30	2,983
TOTALS	3,030		2,612	259,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	111.8400	100.94	263,655	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2186 HX Base Yr 2020



96357 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		259,700
TOTAL MARKET OB/XF VALUE		4,860
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,560
SOH/AGL Deduction		70,525
ASSESSED VALUE		254,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,035
TOTAL JUST VALUE		324,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707938	CO ISSUED	0	03/20/2019
B1707938	NEW CONSTR	284,503	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/0939	5/17/2019	WD	Q	I	01	280,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MURRAY MITCHELL B &						
2138/1620	8/04/2017	WD	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W10 BAS=[YR=2018] W30 S50 FGR=[YR=2018] W10 S23 E10 S2 E20 N7 FOP=[YR=2018] E8 N5 W1 N2 W7 S7$ N16 W20 N2$ S2 E20 S9 E7 S2 E13 N53 W10 N10$ S10 E10 N10$.

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	17	3	51.00	SF	6.50	6.50	100	2018	2018	3	98	325	
2	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	2018	2018	3	98	4,535	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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