



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	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	1,838	100	1,838	177,567
FGR	620	55	341	32,943
FOP	56	30	17	1,642
FOP	156	30	47	4,541
FUS	564	100	564	54,487
PTO	182	5	9	870
STR	52	10	5	483
TOTALS	3,468		2,821	272,534

L N	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	19	3	57.00	SF	10.00	10.00	100	2018	2018	3	98	559	
2	0855	CONC PAVER	0 100	0	0	1,137.00	SF	10.00	10.00	100	2018	2018	3	98	11,143	
3	0476	VF 6 SBPL	0 100	0	0	75.00	LF	32.00	32.00	100	2018	2018	3	95	2,280	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
5	0911	SCRN RM A	0 100	13	14	182.00	SF	17.50	17.50	100	2018	2018	3	86	2,739	

LAND DESCRIPTION			TOTAL OB/XF 17,006													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,821	108.6720	98.08	276,684	2018	2018	0	0
1 SINGLE FAM - 100% - 2019 Heated Area: 2402 HX Base Yr 2019									

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

96301 GRANITE TR, YULEE																
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		272,534	
TOTAL MARKET OB/XF VALUE		17,006	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		349,540	
SOH/AGL Deduction		84,310	
ASSESSED VALUE		265,230	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		215,230	
TOTAL JUST VALUE		349,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709676	CO ISSUED	0	07/26/2018
B1709676	NEW CONSTR	316,530	11/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2507/0043	10/15/2021	WD	U	I	11
GRANTOR: HARTMANN SVEN & HOLLY					
GRANTEE: HARTMANN SVEN & HOL					
2215/0760	7/27/2018	WD	Q	I	01
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: HARTMANN SVEN & HOL					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2018] W14 FOP=[YR=2018] W12 PTO=[YR=2018] W14 S13 E14 N13\$ S13 E12 N13\$ S13 W26 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 N6\$ PTR= E20 FUS=[YR=2018] E16 S26 STR=[YR=2018] E4 S10 W7 N4 E3 N6\$ S6 W3 S4 W13 N36\$ W20\$.															