

ALLEN CHRISTOPHER M & MARISSA
96304 GRANITE TRAIL
YULEE, FL 32097

50-3N-28-0305-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0100 01 2,692 110.8800 100.07 269,388 2018 2018 0 0 1.50 98.50										Tax Group: 4 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2019 Heated Area: 2235 HX Base Yr 2019										BUILDING MARKET VALUE 265,347									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 12,668									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floor 11 CLAY TILE 50																				TOTAL MARKET VALUE 338,015									
Interior Floor 13 CARPET 50																				SOH/AGL Deduction 74,837									
Air Condition 04 CENTRAL 100																				ASSESSED VALUE 263,178									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 213,178									
Bathrooms 2.5 100																				TOTAL JUST VALUE 338,015									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 314,617									
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 1,353 100 1,353 133,364																													
FGR 722 55 397 39,132																													
FOP 28 30 8 789																													
FOP 156 30 47 4,632																													
FUS 882 100 882 86,938																													
STR 54 10 5 493																													
TOTALS 3,195 2,692 265,347																													
EXTRA FEATURES										96304 GRANITE TR, YULEE																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE 04/05/2023 NW LGL DATE																			
1 0810 CONCRETE A 0 100 18 3 54.00 SF 6.50 6.50 100 2018 2018 3 98 344										XF DATE										LAND DATE									
2 0811 CONCRETE B 0 100 0 0 1,082.00 SF 5.20 5.20 100 2018 2018 3 98 5,514										INC DATE										AG DATE									
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 1.00 UT 300.00 300.00 100 2018 2018 3 95 285																													
5 0462 ST/AL FNC 0 100 72 0 288.00 SF 10.00 10.00 100 2018 2018 3 90 2,592																													
6 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 95 285																													
LAND DESCRIPTION										TOTAL OB/XF 12,668																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000134 C SFR POND 100										0.00 0.00 1.00 LT 1.00 1.00 1.00 60,000.00 60,000.00 60,000																			
REVIEW DATE 12/17/2018 BY KW										Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000										PRINTED 08/02/2023 BY SYS									