LOT 17
IN OR 2196/1571
BLACKROCK PARK PBK 8/175

WAGNSTROM WARREN K
PO BOX 16598
FERNANDINA BEACH, FL 32035

2023

50-3N-28-0305-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

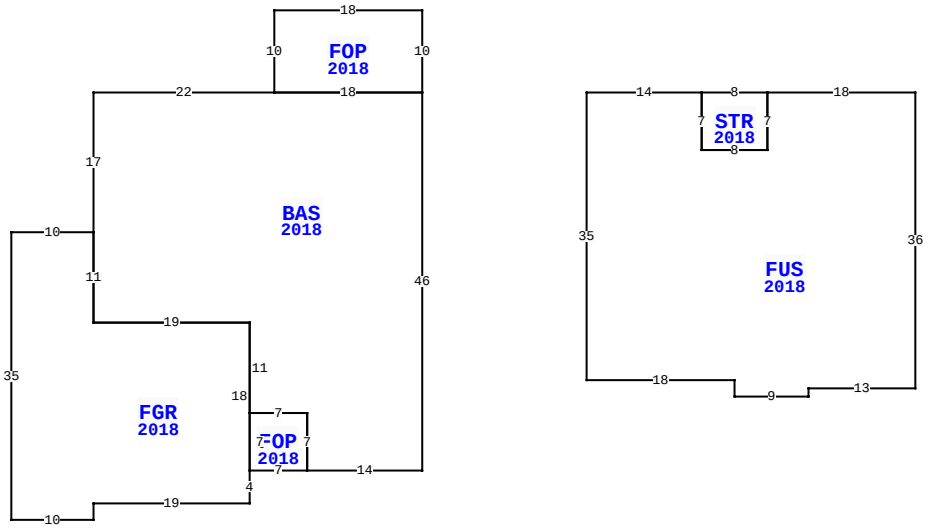
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,449	100	1,449	127,983
FGR	768	55	422	37,273
FOP	49	30	15	1,325
FOP	180	30	54	4,769
FUS	1,375	100	1,375	121,447
STR	56	10	6	530
TOTALS	3,877		3,321	293,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	99.3600	89.67	297,794	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2824 HX Base Yr 2022



96312 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,327
TOTAL MARKET OB/XF VALUE		6,269
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,596
SOH/AGL Deduction		20,021
ASSESSED VALUE		339,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,575
TOTAL JUST VALUE		359,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707935	CO ISSUED	0	05/07/2018
B1707935	NEW CONSTR	362,187	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1571	5/07/2018	WD	Q	I	01	302,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WAGNSTROM WARREN K						
2138/1648	8/04/2017	WD	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] N10 W18 S10 BAS=[YR=2018] W22 S17 FGR=[YR=2018] W10 S35 E10 N2 E19 N4 FOP=[YR=2018] E7 N7 W7 S7 $ N18 W19 N11$ S11 E19 S11 E7 S7 E14 N46 W18$ E18$ PTR= E20 FUS=[YR=2018] E14 STR=[YR=2018] E8 S7 W8 N7$ S7 E8 N7 E18 S36 W13 S1 W9 N2 W18 N35$ 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	100	13	3	39.00	SF	6.50	6.50	100	2018	2018	3	98	248	
2	0812	CONCRETE C	0	100	0	0	1,536.00	SF	4.00	4.00	100	2018	2018	3	98	6,021	

LAND DESCRIPTION

TOTAL OB/XF 6,269

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	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