LOT 18
IN OR 2226/477
BLACKROCK PARK PBK 8/175

BALLA JAMES E JR & ELEANOR A
96320 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

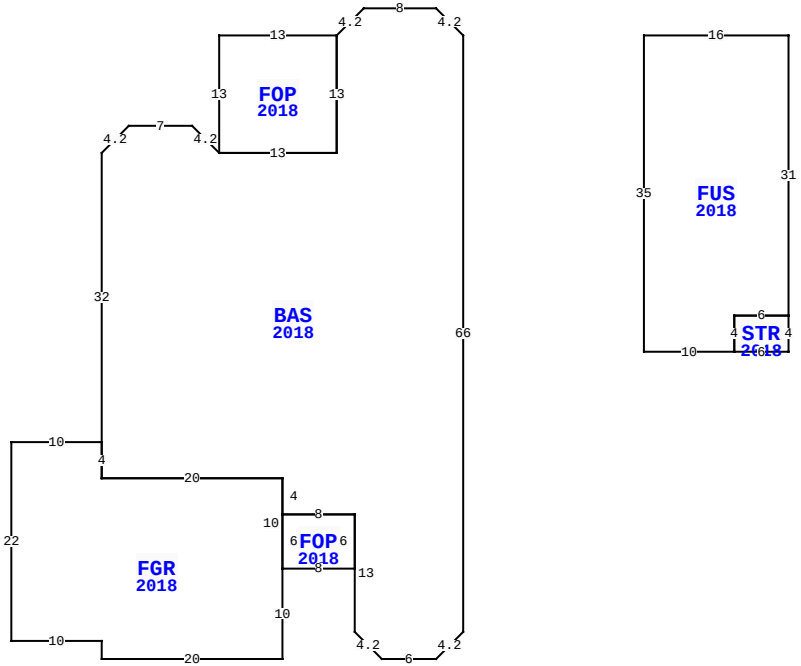
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,948	100	1,948	191,264
FGR	620	55	341	33,481
FOP	48	30	14	1,375
FOP	169	30	51	5,008
FUS	536	100	536	52,627
STR	24	10	2	196
TOTALS	3,345		2,892	283,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,892	110.4500	99.68	288,275	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2484 HX Base Yr 2019



96320 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		283,951
TOTAL MARKET OB/XF VALUE		9,629
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,580
SOH/AGL Deduction		78,028
ASSESSED VALUE		275,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,552
TOTAL JUST VALUE		353,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801336	CO ISSUED	0	09/19/2018
B1801336	NEW CONSTR	323,428	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/0477	9/21/2018	WD	Q	I	01	304,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BALLA JAMES E JR &						
2152/1002	10/11/2017	WD	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W8 D3 L3 FOP=[YR=2018] W13 S13 E13 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N6 W8 S6$ N10 W20 N4$ S4 E20 S4 E8 S13 D3 R3 E6 U3 R3 N66$ PTR= E20 FUS=[YR=2018] E16 S31 STR=[YR=2018] S4 W6 N4 E6$ W6 S4 W10 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	19	3	57.00	SF	6.50	6.50	100	2018	2018	3	98	363	
2	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	2018	2018	3	98	4,678	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2018	2018	3	95	1,642	
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	66	0	264.00	SF	10.00	10.00	100	2018	2018	3	90	2,376	
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 9,629

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