

DAVIS MICHELLE E & STUART B
96344 GRANITE TR
YULEE, FL 32097

50-3N-28-0305-0021-0000

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 % COND										VALUATION BY STANDARD									
Exterior Wall 08										0100 01 2,856 111.6720 100.78 287,828 2018 2018 0 0 1.50 98.50										Tax Group: 4 Tax Dist:									
Roof Structure 08										1 SINGLE FAM - 100% - 2019 Heated Area: 2425 HX Base Yr 2019										BUILDING MARKET VALUE 283,511									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 55,037									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floor 11																				TOTAL MARKET VALUE 398,548									
Interior Floor 11																				SOH/AGL Deduction 115,277									
Air Condition 04																				ASSESSED VALUE 283,271									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 02																				BASE TAXABLE VALUE 233,271									
Bathrooms 02																				TOTAL JUST VALUE 398,548									
Frame 02																				NCON VALUE 0									
Stories 1.5																				INCOME VALUE									
Units 00																				PREVIOUS YEAR MKT VALUE 350,719									
Occupancy 00																													
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 1,865 100 1,865 185,136																													
FGR 656 55 361 35,836																													
FOP 56 30 17 1,687																													
FOP 156 30 47 4,666																													
FUS 560 100 560 55,590																													
STR 56 10 6 596																													
TOTALS 3,349 2,856 283,511																													
EXTRA FEATURES										96344 GRANITE TR, YULEE																			
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 18 3 54.00 SF 10.00 10.00 100 2018 2018 3 98 529																													
2 0855 CONC PAVER 0 100 0 0 998.00 SF 10.00 10.00 100 2018 2018 3 98 9,780																													
3 0861 POOL GUNIT 0 100 22 12 264.00 SF 85.00 85.00 100 2018 2018 3 90 20,196																													
4 0855 CONC PAVER 0 100 0 0 614.00 SF 10.00 10.00 100 2018 2018 3 98 6,017																													
5 0911 SCRNM RM A 0 100 0 0 878.00 SF 17.50 17.50 100 2018 2018 3 86 13,214																													
6 0476 VF 6 SBPL 0 100 0 0 165.00 LF 32.00 32.00 100 2018 2018 3 95 5,016																													
7 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 95 285																													
LAND DESCRIPTION										TOTAL OB/XF 55,037																			
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 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 07/02/2019 BY KWX										Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000										PRINTED 08/02/2023 BY SYS									