LOT 22
BLACKROCK PARK PBK 8/175

SCHOTT THOMAS P SR & JANE
96352 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0022-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

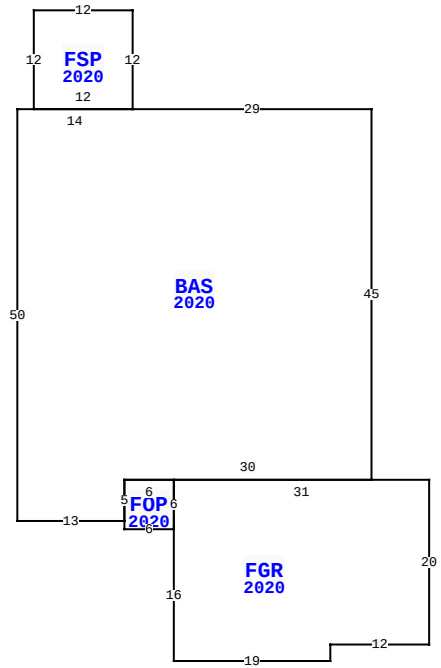
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	201,527
FGR	658	55	362	36,477
FOP	36	30	11	1,108
FSP	144	40	58	5,845
TOTALS	2,838		2,431	244,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	112.2100	101.27	246,187	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2000 HX Base Yr



96352 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		244,956
TOTAL MARKET OB/XF VALUE		7,556
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,512
SOH/AGL Deduction		0
ASSESSED VALUE		312,512
TOTAL EXEMPTION VALUE	13	312,512
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		312,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204211	CO ISSUED	0	05/15/2020
B1805011	NEW CONSTR	273,602	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/1147	5/15/2020	WD	Q	I	01	285,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SCHOTT THOMAS P SR						
2163/1397	12/08/2017	WD	Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W29 FSP=[YR=2020] N12 W12 S12 E12$ W14 S50 E13 FOP=[YR=2020] S1 E6 FGR=[YR=2020] S16 E19 N2 E12 N20 W31 S6$ N6 W6 S5$ N5 E30 N45$.

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	24	3	72.00	SF	6.50	6.50	100	2020	2020	3	99	463	
2	0812	CONCRETE C	0	100	0	0	925.00	SF	4.00	4.00	100	2020	2020	3	99	3,663	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2020	2020	3	98	3,136	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 7,556

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	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 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS