LOT 24
BLACKROCK PARK PBK 8/175

HIRES COLBY M
96402 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0024-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

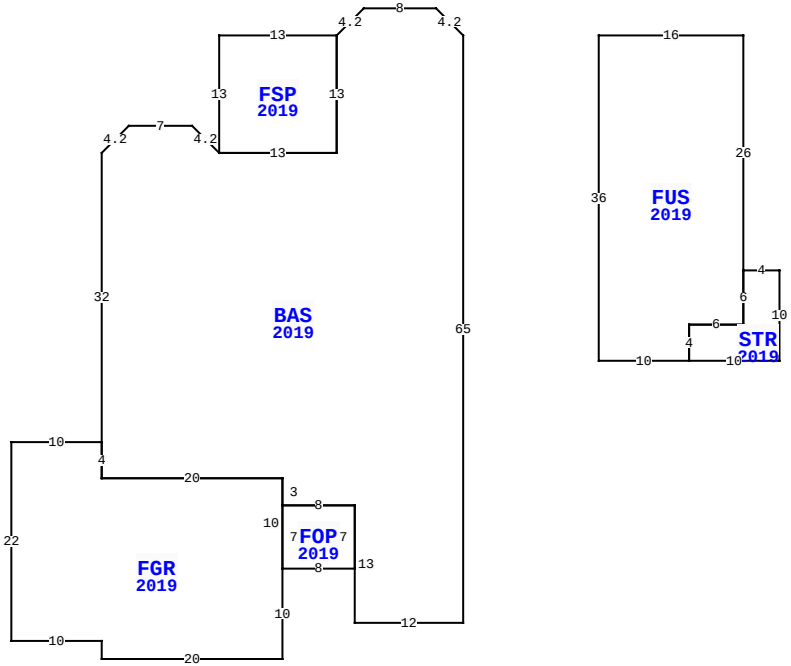
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	191,756
FGR	620	55	341	34,397
FOP	56	30	17	1,715
FSP	169	40	68	6,860
FUS	552	100	552	55,681
STR	64	10	6	605
TOTALS	3,362		2,885	291,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	112.8940	101.89	293,953	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2453 HX Base Yr 2020



96402 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,013
TOTAL MARKET OB/XF VALUE		6,525
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		357,538
SOH/AGL Deduction		80,943
ASSESSED VALUE		276,595
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		226,595
TOTAL JUST VALUE		357,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805012	CO ISSUED	0	02/13/2019
B1805012	NEW CONSTR	327,229	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/1580	2/13/2019	WD	Q	I	02	276,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HIRES COLBY M						
2157/0163	11/01/2017	WD	Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 FSP=[YR=2019] W13 S13 E13 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7$ N10 W20 N4$ S4 E20 S3 E8 S13 E12 N65$ PTR= E15 FUS=[YR=2019] E16 S26 STR=[YR=2019] E4 S10 W10 N4 E6 N6$ S6 W6 S4 W10 N36$ W15$.

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	2019	2019	3	99	367	
2	0810	CONCRETE A	0	100	0	0	957.00	SF	6.50	6.50	100	2019	2019	3	99	6,158	

LAND DESCRIPTION

TOTAL OB/XF 6,525

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 03/07/2019 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS