LOT 26
BLACKROCK PARK PBK 8/175

HAMILTON IRENE & RONALD W
96418 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0026-0000

BUILDING CHARACTERISTICS

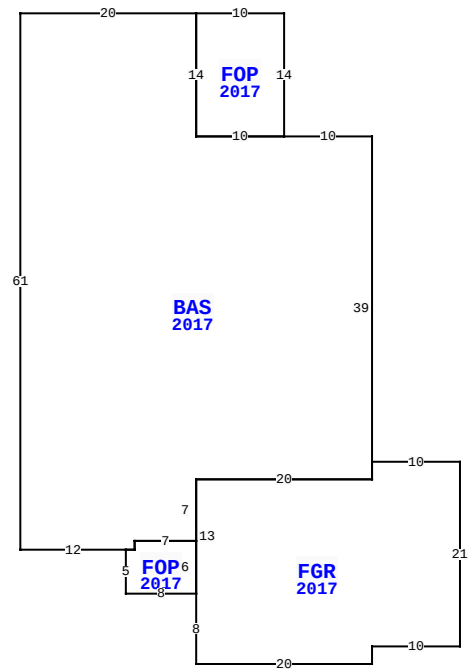
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,993	100	1,993	208,010
FGR	630	55	346	36,112
FOP	47	30	14	1,461
FOP	140	30	42	4,383
TOTALS	2,810		2,395	249,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,395	117.4040	105.96	253,774	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1993 HX Base Yr 2021



96418 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		249,967
TOTAL MARKET OB/XF VALUE		4,609
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		314,576
SOH/AGL Deduction		53,413
ASSESSED VALUE		261,163
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		161,163
TOTAL JUST VALUE		314,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702142	CO ISSUED	0	02/12/2018
B1702142	NEW CONSTR	256,918	03/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0127	4/30/2020	WD	Q	I	02	282,000
GRANTOR: PYLES CHRISTOPHER R &						
GRANTEE: HAMILTON IRENE & RO						
2181/1978	2/26/2018	WD	Q	I	01	265,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: PYLES CHRISTOPHER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N14 W10 S14 E10$ W10 N14 W20 S61 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S8 E20 N2 E10 N21 W10 S2 W20 S13$ N6 W7 S1 W1$ E1 N1 E7 N7 E20 N39$.

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	17	3	51.00	SF	6.50	6.50	100	2017	2017	3	97	322	
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2017	2017	3	97	4,287	

LAND DESCRIPTION

TOTAL OB/XF 4,609

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 10/20/2018 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS