

LOT 28
BLACKROCK PARK PHASE 2
PBK 2243/170

ZHENG WEIMING/WAN CHEN
96434 GRANITE TR
YULEE, FL 32097

2023

50-3N-28-0305-0028-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,505	115.6800	104.40	261,522	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2057														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
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		3.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	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	1,532	100	1,532	158,342																										
FGR	676	55	372	38,449																										
FOP	80	30	24	2,481																										
FOP	150	30	45	4,651																										
FUS	525	100	525	54,262																										
STR	69	10	7	724																										
TOTALS			3,032		2,505	258,907																								
EXTRA FEATURES			96434 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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2019	2019	3	99	386														
2	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2019	2019	3	99	4,695														
TOTAL OB/XF																		5,081												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 09/16/2019 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														