

LOT 29
BLACKROCK PARK PHASE 2
PBK 2243/170

CHAMBERS ADAM C
96442 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0029-0000



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	2,272	111.9160	101.00	229,472	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1799														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 60																												
Interior Floo	11	CLAY TILE 40																												
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	1,799	100	1,799	180,791																										
FGR	676	55	372	37,384																										
FOP	123	30	37	3,718																										
FSP	160	40	64	6,432																										
TOTALS			2,758	2,272	228,325																									
EXTRA FEATURES					96442 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	18 3	54.00	SF	6.50	6.50	100	2020	2020	3	99	347																
2	0811	CONCRETE B	0 100	0 0	954.00	SF	5.20	5.20	100	2020	2020	3	99	4,911																
3	0476	VF 6 SBPL	0 100	0 0	90.00	LF	32.00	32.00	100	2020	2020	3	98	2,822																
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294																
5	0462	ST/AL FNC	0 100	70 0	280.00	SF	10.00	10.00	100	2020	2020	3	95	2,660																
6	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294																
TOTAL OB/XF																	11,328													
LAND DESCRIPTION																														
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 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																														