

LOT 30
BLACKROCK PARK PHASE 2
PBK 2243/170

LINEBERGER BETTY L/E/
96450 GRANITE TR
YULEE, FL 32097

2023

50-3N-28-0305-0030-0000



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	VALUATION SUMMARY															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,127	110.9360	100.12	212,955	2020	2020	0	0	0.50	99.50	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1716														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 80																												
Interior Floo	11	CLAY TILE 20																												
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	1,716	100	1,716	170,947																										
FGR	618	55	340	33,871																										
FOP	52	30	16	1,594																										
FSP	120	40	48	4,782																										
PTO	140	5	7	697																										
TOTALS			2,646	2,127	211,890																									
EXTRA FEATURES			96450 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	0	24	3		72.00	SF 6.50	6.50	100	2020	2020	3	99	463														
2	0811	CONCRETE B	0	0	0	0		765.00	SF 5.20	5.20	100	2020	2020	3	99	3,938														
TOTAL OB/XF 4,401																														
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	0			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																														

Diagram showing building layout with dimensions and area calculations.

Heated Area: 1716

Basement (BAS 2020) area: 170,947

Floor 1 (FGR 2020) area: 33,871

Floor 2 (FOP 2020) area: 1,594

Floor 3 (FSP 2020) area: 4,782

Floor 4 (PTO 2020) area: 697

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/387	4/27/2023	LE	U	I	11	100

GRANTOR: BETTY LINEBERGER

GRANTEE: FLORENCE CHERYL LIN

2503/1926	10/07/2021	WD	U	I	11	100
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GRANTOR: LINEBERGER BETTY

GRANTEE: FLORENCE CHERYL LIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W12 PTO=[YR=2020] W14 S10 E14 N10\$ S10 E12\$ W26 S33 FGR=[YR=2020] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8 S3 FOP=[YR=2020] S4 E13 N4 W13\$ E13 N53\$.