LOT 31
BLACKROCK PARK PHASE 2
PBK 2243/170

O'HARA NANCY E & KEVIN P
96458 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0031-0000

BUILDING CHARACTERISTICS

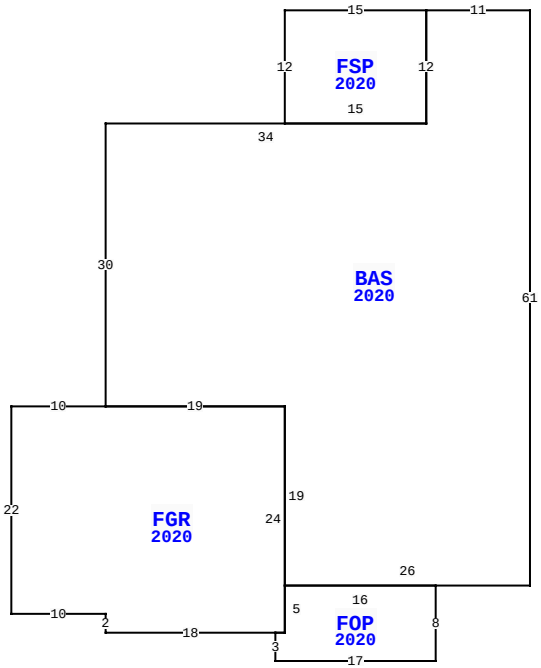
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,976	100	1,976	187,037
FGR	676	55	372	35,211
FOP	131	30	39	3,691
FSP	180	40	72	6,815
TOTALS	2,963		2,459	232,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	105.4080	95.13	233,925	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1976 HX Base Yr 2021



96458 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,755
TOTAL MARKET OB/XF VALUE		4,228
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		296,983
SOH/AGL Deduction		31,508
ASSESSED VALUE		265,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,475
TOTAL JUST VALUE		296,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908075	CO ISSUED	0	04/20/2020
B1908075	NEW CONSTR	278,013	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1633	7/16/2020	WD	Q	I	01	317,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: O'HARA NANCY E & KE						
2249/1884	1/15/2019	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FSP=[YR=2020] W15 S12 E15 N12$ S12 W34 S30 FGR=[YR=2020] W10 S22 E10 S2 E18 FOP=[YR=2020] S3 E17 N8 W16 S5 W1$ E1 N24 W19$ E19 S19 E26 N61$.

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	18	3	54.00	SF	6.50	6.50	100	2020	2020	3	99	347	
2	0812	CONCRETE C	0	100	0	0	980.00	SF	4.00	4.00	100	2020	2020	3	99	3,881	

LAND DESCRIPTION

TOTAL OB/XF 4,228

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	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