

LOT 32
BLACKROCK PARK PHASE 2
PBK 2243/170

JONES NORMAN DAVID & SHARON L
96466 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0032-0000



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	2,733	107.5200	97.04	265,210	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2382									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LVT/LAMMT 100																						
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	2,382	100	2,382	231,149																				
FGR	436	55	240	23,290																				
FOP	15	30	4	388																				
FSP	234	40	94	9,122																				
PTO	262	5	13	1,262																				
TOTALS			3,329		2,733	265,210																		
EXTRA FEATURES			96466 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	0811	CONCRETE B	0 100	0	0	736.00	SF	5.20	5.20	100	2022	2022	3	100	3,827									
BLD DATE 04/05/2023 NW LGL DATE																								
XF DATE LAND DATE																								
INC DATE AG DATE																								
BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[YR=2022] U3 L3 W12 PTO=[YR=2022] U3 L3 N5 W23 S11 E23 U3 R3 \$ D3 L3 FSP=[YR=2022] W18 S13 E18 N13\$ S13 W18 N13 W19 S58 E11 N7 E9 FOP=[YR=2022] S1 E7 N1 W2 N2 W4 S2 W1\$ E1 N2 E4 S2 E11 FGR=[YR=2022] S7 E19 N23 W18 S1 W1 S15\$ N15 E1 N1 E18 N35\$.																								
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 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																								