

LOT 33
BLACKROCK PARK PHASE 2
PBK 2243/170

MOONEY SHARON ELIZABETH
96474 GRANITE TRL
YULEE, FL 32097

2023

50-3N-28-0305-0033-0000



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																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,306	115.7380	104.45	240,862	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1975												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floor	11	CLAY TILE 70													BUILDING MARKET VALUE												240,862											
Interior Floor	14	CARPET 30													TOTAL MARKET OB/XF VALUE												13,344											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												60,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												314,206											
Bedrooms	4	100													SOH/AGL Deduction												0											
Bathrooms	2	100													ASSESSED VALUE												314,206											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.	1. 100													BASE TAXABLE VALUE												264,206											
Units	0	100	TOTAL JUST VALUE												314,206																							
Occupancy	00	NONE 100	NCON VALUE												254,206																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												69,000																							
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	1,975	100	1,975	206,289																																		
FGR	435	55	239	24,964																																		
FOP	49	30	15	1,567																																		
FSP	185	40	74	7,729																																		
PTO	60	5	3	313																																		
TOTALS			2,704	2,306	240,862																																	
EXTRA FEATURES					96474 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	697.00	SF	5.20	5.20	100	2022	2022	3	100	3,624																						
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2022	2022	3	100	6,720																						
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300																						
4	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2022	2022	3	100	2,400																						
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300																						
TOTAL OB/XF 13,344																																						
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																																						