

LOT 34
BLACKROCK PARK PHASE 2
PBK 2243/170

LAWRENCE CHAD E & CHARLOTTE L
96482 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0034-0000



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	2,488	107.5200	97.04	241,436	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2170														
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2022																											
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMNT 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 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	1,606	100	1,606	155,846																										
FGR	456	55	251	24,357																										
FOP	85	30	26	2,523																										
FOP	120	30	36	3,493																										
FUS	564	100	564	54,731																										
STR	52	10	5	485																										
TOTALS			2,883	2,488	241,436																									
EXTRA FEATURES			96482 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	724.00	SF	5.20	5.20	100	2021	2021	3	100	3,765														
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2021	2021	3	99	3,992														
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594														
4	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	10.00	100	2021	2021	3	98	2,587														
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297														
TOTAL OB/XF 11,235																														
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 09/27/2021 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														