LOT 65
BLACKROCK PARK PHASE 2
PBK 2243/170

GILBERT SURVELLA
96567 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0065-0000

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	11	CLAY TILE 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

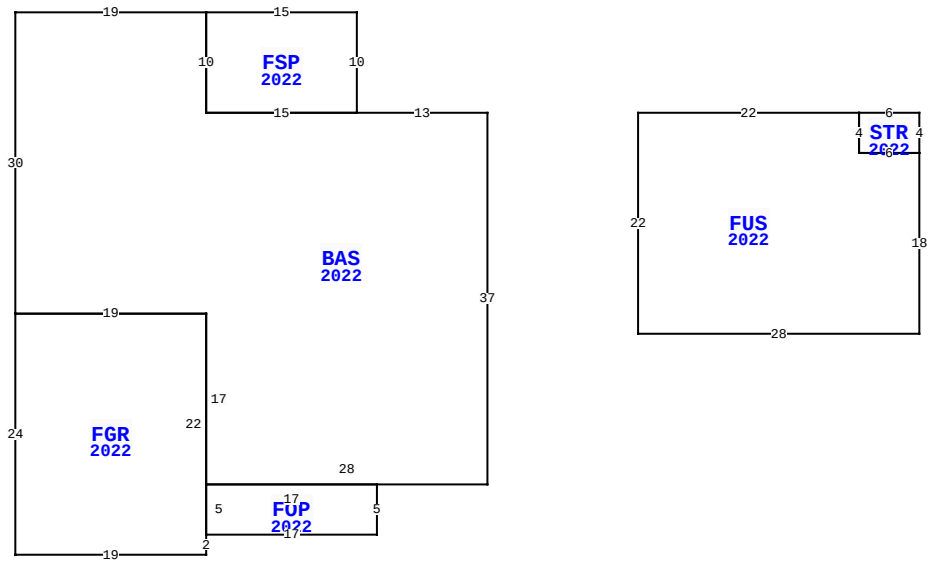
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	163,491
FGR	456	55	251	25,552
FOP	85	30	26	2,647
FSP	150	40	60	6,108
FUS	592	100	592	60,266
STR	24	10	2	204
TOTALS	2,913		2,537	258,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	112.8000	101.80	258,267	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2198 HX Base Yr 2023



96567 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,267
TOTAL MARKET OB/XF VALUE		3,879
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,146
SOH/AGL Deduction		0
ASSESSED VALUE		322,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,146
TOTAL JUST VALUE		322,146
NCON VALUE		262,146
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108495	NEW CONSTR	316,572	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0552	8/31/2022	WD	Q	I	01	344,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GILBERT SURVELLA						
2459/1768	5/04/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] N10 W15 S10 E15$ W15 N10 W19 S30 FGR=[YR=2022] S24 E19 N2 FOP=[YR=2022] E17 N5 W17 S5$ N22 W19$ E19 S17 E28 N37$ PTR=E15 FUS=[YR=2022] E22 STR=[YR=2022] E6 S4 W6 N4$ S4 E6 S18 W28 N22$ W15$.

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	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	100	2022	2022	3	100	3,879	

LAND DESCRIPTION

TOTAL OB/XF 3,879

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS