LOT 67
BLACKROCK PARK PHASE 2
PBK 2243/170

NASON WILLIAM & LOUANNE
5207 WISHING WELL DRIVE
GRAND BLANC, MI 48439

2023

50-3N-28-0305-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

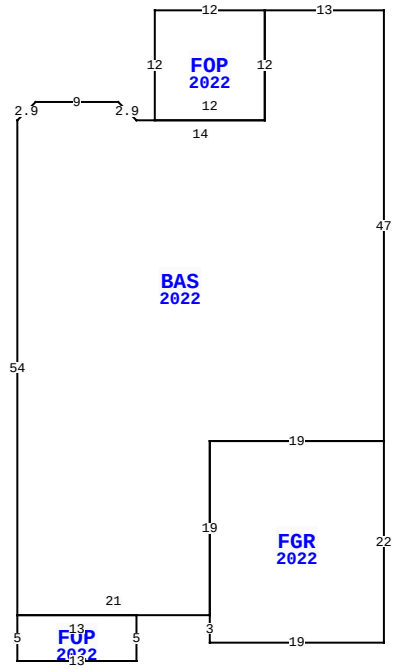
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,977	100	1,977	197,403
FGR	418	55	230	22,966
FOP	65	30	20	1,997
FOP	144	30	43	4,294
TOTALS	2,604		2,270	226,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	110.6420	99.85	226,660	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1977 HX Base Yr



96551 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,660
TOTAL MARKET OB/XF VALUE	4,020
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	290,680
SOH/AGL Deduction	0
ASSESSED VALUE	290,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,680
TOTAL JUST VALUE	290,680
NCON VALUE	230,680
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108476	CO ISSUED	0	07/15/2022
B2108476	NEW CONSTR	285,346	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1651	7/15/2022	WD	Q	I	01	301,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NASON WILLIAM & LOU						
2317/0887	10/29/2019	WD	Q	V	05	262,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W12 S12 E12 N12$ S12 W14 U2 L2 W9 D2 L2 S54 FOP=[YR=2022] S5 E13 N5 W13$ E21 FGR=[YR=2022] S3 E19 N22 W19 S19$ N19 E19 N47$.

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	0	0	0	773.00	SF	5.20	5.20	100	2022	2022	3	100	4,020	

LAND DESCRIPTION

TOTAL OB/XF 4,020

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/28/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS