LOT 70
BLACKROCK PARK PHASE 2
PBK 2243/170

SCHNEPP GABRIELLE S
96527 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0070-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

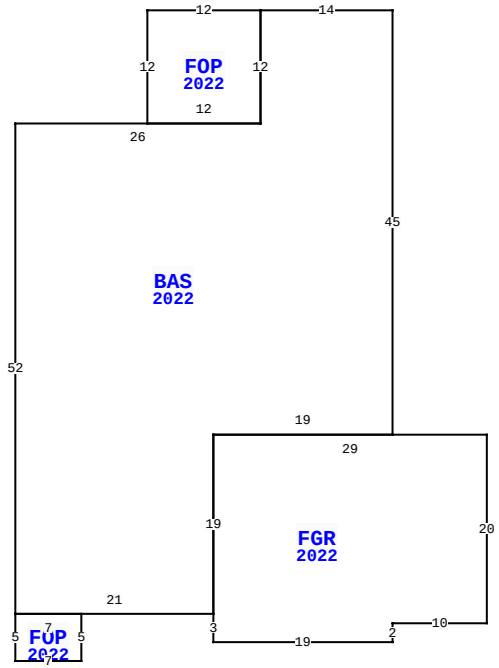
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	1,887	194,927
FGR	618	55	340	35,122
FOP	35	30	10	1,033
FOP	144	30	43	4,442
TOTALS	2,684		2,280	235,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	114.4640	103.30	235,524	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1887 HX Base Yr 2023



96527 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		235,524
TOTAL MARKET OB/XF VALUE		5,529
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		301,053
SOH/AGL Deduction		0
ASSESSED VALUE		301,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,053
TOTAL JUST VALUE		301,053
NCON VALUE		241,053
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017725	CO ISSUED	0	12/01/2022
21018087	NEW CONSTR	321,076	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/1353	12/02/2022	WD	Q	I	01	326,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SCHNEPP GABRIELLE S						
2401/0287	10/07/2020	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W12S12E12 N12$ S12 W26 S52 FOP=[YR=2022] S5 E7 N5 W7$ E21 FGR=[YR=2022] S3 E19 N2 E10 N20 W29 S19$ N19 E19 N45$.

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	977.00	SF	5.20	5.20	100	2022	2022	3	100	5,080	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2022	2022	3	100	449	

LAND DESCRIPTION

TOTAL OB/XF 5,529

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 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS