

LOT 74
BLACKROCK PARK PHASE 2
PBK 2243/170

TEEKASINGH CAMAINE M
96495 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0074-0000



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	2,007	107.4080	96.94	194,559	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1719														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 70																												
Interior Floor	13	LVT/LAMNT 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
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	1,719	100	1,719	166,640																										
FGR	418	55	230	22,296																										
FOP	35	30	10	969																										
FSP	120	40	48	4,653																										
TOTALS			2,292	2,007	194,559																									
EXTRA FEATURES					96495 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	737.00	SF	5.20	5.20	100	2022	2022	3	100	3,832																
2	0810	CONCRETE A	0 100	0 0	63.00	SF	6.50	6.50	100	2022	2022	3	100	410																
LAND DESCRIPTION																TOTAL OB/XF 4,242														
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	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																														