

NGO BACH &/GUONG KIM NGAN
96479 GRANITE TRAIL
YULEE, FL 32097

50-3N-28-0305-0076-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9391001,939205,456

FEP1308010411,020

FGR6185534036,026

FOP3930121,272

TOTALS2,7262,395253,774

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,395117.4040105.96253,77420222022000.00100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1939

HX Base Yr 2023

Diagram showing lot area (BAS 2022) and building footprint (FEP 2022, FGR 2022, FOP 2022).

BLD DATE04/05/2023NW

XF DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

96479 GRANITE TR, YULEE

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

10811CONCRETE B010000964.00SF5.205.201002022202231005,013

LAND DESCRIPTION

TOTAL OB/XF5,013

LN

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CSFR100000.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE10/18/2022BYDJ

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value253,774

TOTAL MARKET OB/XF VALUETotal Market Value - Market5,013

TOTAL LAND VALUE - MARKETTotal Market Value - Market60,000

TOTAL MARKET VALUESOH/AGL Deduction318,787

ASSESSED VALUETOTAL EXEMPTION VALUEHX HB50,000

TOTAL TAXABLE VALUETOTAL JUST VALUE318,787

INCOME VALUENCON VALUE258,787

PREVIOUS YEAR MKT VALUE60,000

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUANTITYRSNCD SALE PRICE

2595/186010/07/2022WDQVI01351,900

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: NGO BACH & KIM NGAN

2423/17201/04/2021WDQV0165,500

GRANTOR: BLACKROCK PARK LLP

GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FEP=[YR=2022] W10 S13 E10 N13\$ S13 W10 U2

L2 W6 D2 L2 W2 S53 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N4 E8

FGR=[YR=2022] S5 E19 N2 E10 N20 W29 S17\$ N17 E19 N45\$.