LOT 77
BLACKROCK PARK PHASE 2
PBK 2243/170

**HINLICKY BARBARA A**
96471 GRANITE TRAIL
YULEE, FL 32097

**2023**

**50-3N-28-0305-0077-0000**

## BUILDING CHARACTERISTICS

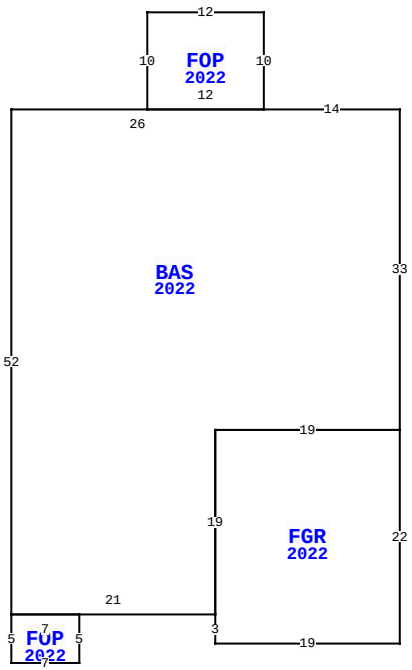
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 167,242 |
| FGR | 418 | 55 | 230 | 22,377 |
| FOP | 35 | 30 | 10 | 973 |
| FOP | 120 | 30 | 36 | 3,502 |
| TOTALS | 2,292 | | 1,995 | 194,094 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,995 | 107.8000 | 97.29 | 194,094 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1719 HX Base Yr 2023




96471 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 | | 194,094 |
| TOTAL MARKET OB/XF VALUE | | 3,936 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 258,030 |
| SOH/AGL Deduction | | 80,428 |
| ASSESSED VALUE | | 177,602 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 72,602 |
| TOTAL JUST VALUE | | 258,030 |
| NCON VALUE | | 196,806 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2113020 | NEW CONSTR | 284,024 | 09/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2593/0674 | 9/23/2022 | WD | Q | I | 01 | 306,700 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: HINLICKY BARBARA A | | | | | | |
| 2380/0215 | 6/29/2020 | 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] N10 W12 S10 E12$ W26 S52 FOP=[YR=2022] S5 E7 N5 W7$ E21 FGR=[YR=2022] S3 E19 N22 W19 S19$ N19 E19 N33$.

## 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 | 757.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,936 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,936

| 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