

LOT 78  
BLACKROCK PARK PHASE 2  
PBK 2243/170

SANTOS ANTHONY V & DANIELLE N  
96463 GRANITE TRAIL  
YULEE, FL 32097

2023

50-3N-28-0305-0078-0000



| 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            | 11  | CLAY TILE 50   |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 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       | 1,838            | 100         | 1,838        | 176,264              |
| FGR       | 450              | 55          | 248          | 23,783               |
| FOP       | 100              | 30          | 30           | 2,877                |
| FOP       | 110              | 30          | 33           | 3,165                |
| FUS       | 975              | 100         | 975          | 93,503               |
| PTO       | 176              | 5           | 9            | 863                  |
| STR       | 48               | 10          | 5            | 480                  |

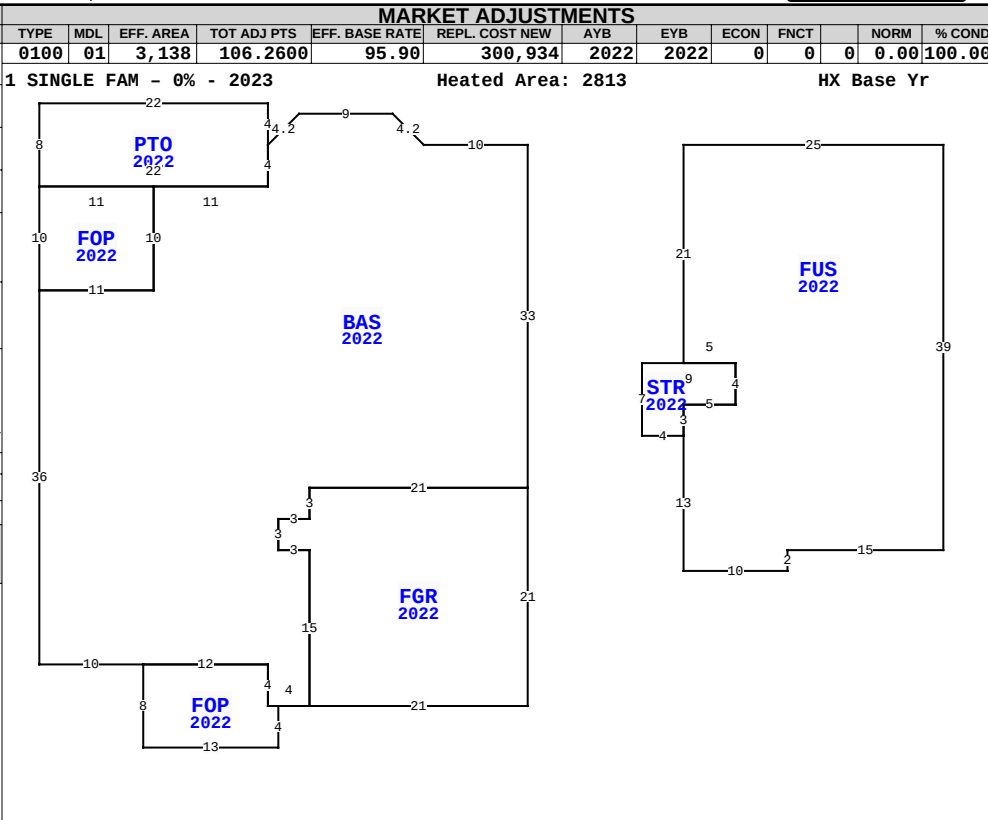
TOTALS 3,697 3,138 300,934

EXTRA FEATURES

| 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       | 0 | 0 | 0     |    | 596.00 | SF 5.20        | 100       | 2022    | 2022        | 3 | 100    | 3,099           |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 0 | 0     |    | 54.00  | SF 6.50        | 100       | 2022    | 2022        | 3 | 100    | 351             |       |
| 3   | 0810       | CONCRETE A  | 0       | 0 | 4 | 4     |    | 16.00  | SF 6.50        | 100       | 2022    | 2022        | 3 | 100    | 104             |       |
| 4   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 0     |    | 1.00   | UT 2,000.00    | 100       | 2022    | 2022        | 3 | 100    | 2,000           |       |

LAND DESCRIPTION

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



96463 GRANITE TR, YULEE

BLD DATE 04/05/2023 NW LGL DATE

XF DATE

INC DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 300,934

TOTAL MARKET OB/XF VALUE 5,554

TOTAL LAND VALUE - MARKET 60,000

TOTAL MARKET VALUE 366,488

SOH/AGL Deduction 0

ASSESSED VALUE 366,488

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 366,488

TOTAL JUST VALUE 366,488

NCON VALUE 306,488

INCOME VALUE

PREVIOUS YEAR MKT VALUE 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