

LOT 79
BLACKROCK PARK PHASE 2
PBK 2243/170

BENITEZ AYALA CARLOS A & LORNA
96455 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0079-0000



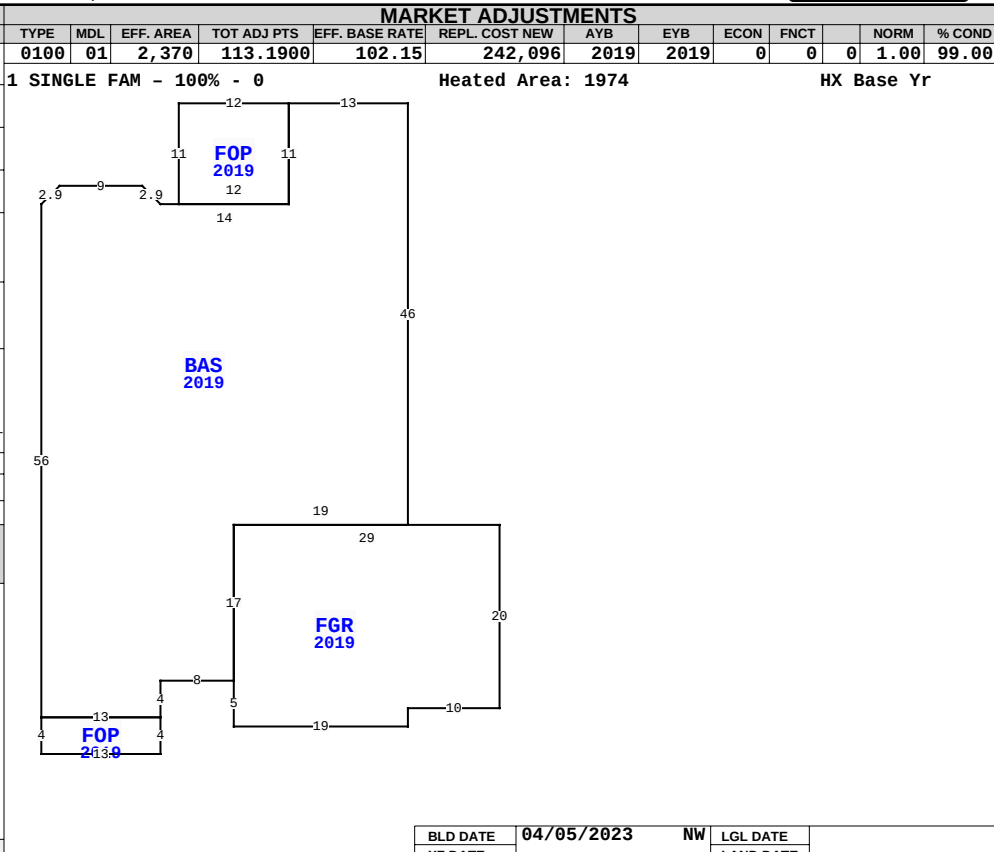
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,974	100	1,974	199,628
FGR	618	55	340	34,384
FOP	52	30	16	1,618
FOP	132	30	40	4,045
TOTALS	2,776		2,370	239,675

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



96455 GRANITE TR, YULEE	BLD DATE 04/05/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,675	
TOTAL MARKET OB/XF VALUE		5,232	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		304,907	
SOH/AGL Deduction		51,390	
ASSESSED VALUE		253,517	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		203,517	
TOTAL JUST VALUE		304,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900512	CO ISSUED	0	02/18/2020
B1900512	NEW CONSTR	273,769	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0530	3/07/2023	WD	Q	I	01	430,000
GRANTOR: HELLER RUSS						
GRANTEE: BENITEZ AYALA CARLO						
2378/0996	7/15/2020	WD	Q	I	01	279,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HELLER RUSS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FOP=[YR=2019] W12 S11 E12 N11\$ S11 W14 U2 L2 W9 D2 L2 S56 FOP=[YR=2019] S4 E13 N4 W13\$ E13 N4 E8 FGR=[YR=2019] S5 E19 N2 E10 N20 W29 S17\$ N17 E19 N46\$.											