LOT 81
BLACKROCK PARK PHASE 2
PBK 2243/170

BEHEL JOHNSON K & CAROL K
96439 GRANITE TRAIL
YULEE, FL 32097

2023

50-3N-28-0305-0081-0000

BUILDING CHARACTERISTICS

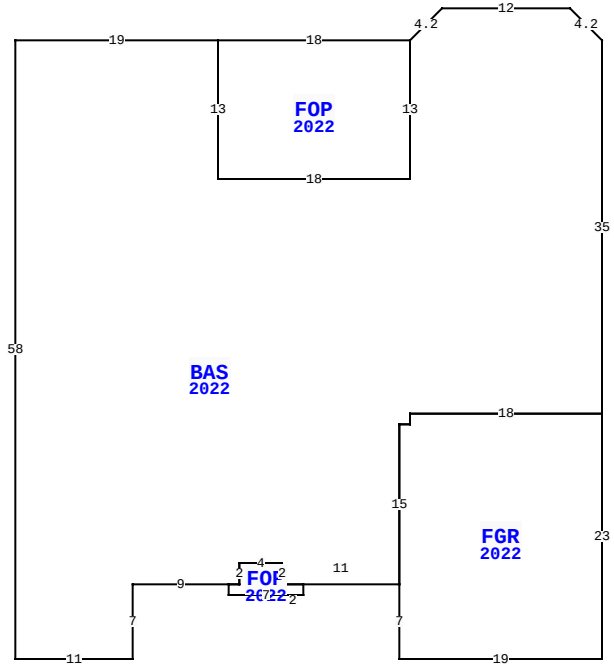
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,382	100	2,382	229,077
FGR	436	55	240	23,081
FOP	15	30	4	385
FOP	234	30	70	6,732
TOTALS	3,067		2,696	259,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	106.5600	96.17	259,274	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2382 HX Base Yr 2023



96439 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		259,274
TOTAL MARKET OB/XF VALUE		7,842
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,116
SOH/AGL Deduction		0
ASSESSED VALUE		327,116
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		227,116
TOTAL JUST VALUE		327,116
NCON VALUE		267,116
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104388	CO ISSUED	0	02/11/2022
B2104388	NEW CONSTR	339,076	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0596	2/11/2022	WD	Q	I	01	396,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BEHEL JOHNSON KRIST						
2428/0514	1/20/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W12 D3 L3 FOP=[YR=2022] W18 S13 E18 N13$ S13 W18 N13 W19 S58 E11 N7 E9 FOP=[YR=2022] S1 E7 N1 W2 N2 W4 S2 W1$ E1 N2 E4 S2 E11 FGR=[YR=2022] S7 E19 N23 W18 S1 W1 S15$ N15 E1 N1 E18 N35$.

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	712.00	SF	5.20	5.20	100	2022	2022	3	100	3,702	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2022	2022	3	100	3,840	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,842

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 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS