LOT 2
BLACKROCK PARK PBK 8/175

MCCROSSAN PATRICK
96405 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0002-0000

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 100
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	05	Quality Level 05

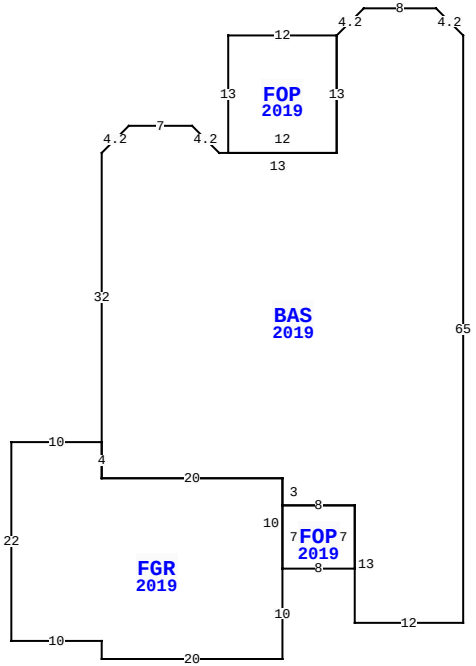
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	232,038
FGR	620	55	341	41,623
FOP	56	30	17	2,075
FOP	156	30	47	5,737
TOTALS	2,733		2,306	281,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	130.4380	123.92	285,760	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1901 HX Base Yr 2020



BLD DATE	04/05/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

96405 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,474
TOTAL MARKET OB/XF VALUE		8,476
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,950
SOH/AGL Deduction		114,221
ASSESSED VALUE		250,729
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		195,729
TOTAL JUST VALUE		364,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012763	CO ISSUED	0	12/17/2019
19004888	NEW CONSTR	268,979	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0823	12/19/2019	WD	Q	I	01	306,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MCCROSSAN PATRICK						
2177/1970	2/12/2018	WD	Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 FOP=[YR=2019] W12 S13 E12 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7$ N10 W20 N4$ S4 E20 S3 E8 S13 E12 N65$.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2019	2019	3	98	420	
2	0811	CONCRETE B	0	100	0	0	901.00	SF	5.20	5.20	100	2019	2019	3	98	4,591	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,476

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/13/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS