

LOT 5
IN OR 2218/1924
BLACKROCK PARK PBK 8/175

SAMUEL STEPHEN T/HINCHLIFFE FARRAH
96381 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0005-0000



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 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	1,546	100	1,546	165,432
FGR	658	55	362	38,736
FOP	32	30	10	1,070
FOP	200	30	60	6,420
FUS	1,564	100	1,564	167,358
STR	46	10	5	535
TOTALS	4,046		3,547	379,551

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	18	3	54.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,059.00	SF	10.00	10.00
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
5	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
8	0855	CONC PAVER	0 100	0	0	957.00	SF	10.00	10.00
9	0911	SCRN RM A	0 100	0	0	1,456.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,547	114.9390	109.19	387,297	2018	2018	0	0
1 SINGLE FAM - 100% - 2023 Heated Area: 3110 HX Base Yr 2023									
BLD DATE	04/05/2023						NW	LGL DATE	
XF DATE								LAND DATE	04/09/2024
INC DATE								AG DATE	MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	18	3	54.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,059.00	SF	10.00	10.00
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
5	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
8	0855	CONC PAVER	0 100	0	0	957.00	SF	10.00	10.00
9	0911	SCRN RM A	0 100	0	0	1,456.00	SF	17.50	17.50

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					379,551				
TOTAL MARKET OB/XF VALUE					80,885				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					535,436				
SOH/AGL Deduction					48,362				
ASSESSED VALUE					487,074				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					432,074				
TOTAL JUST VALUE					535,436				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					472,887				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708628	CO ISSUED	0	08/06/2018
B1805800	SCRN ENCLSRE	61,303	08/01/2018
B1803929	SWIM POOL	20,000	04/18/2018
B1708628	NEW CONSTR	389,635	09/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2218/1924	8/17/2018	WD	Q	I	01	402,400	
GRANTOR: ADVANTAGE HOME BUILDERS							
GRANTEE: SAMUEL STEPHEN T & J							
2143/1324	8/25/2017	WD	Q	V	01	59,000	
GRANTOR: BLACKROCK PARK LLP							
GRANTEE: ADVANTAGE HOME BUILDERS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018] W2 FOP=[YR=2018] N10 W20 S10 E20\$ W38 S34									
FGR=[YR=2018] W10 S21 E10 S2 E20 N11 FOP=[YR=2018] E8 N4 W8									
S4\$ N9 W4 N3 W16\$ E16 S3 E4 S5 E9 D2 R2 E5 U2 R2 E2 N42\$									
PTR= E15 FUS=[YR=2018] E40 S42 W13 N10 W7 S10 W20 N14									
STR=[YR=2018] N6 E10 S4 W7 S2 W3\$ E3 N2 E7 N4 W10 N22\$ W15\$.									