

HAGINS HAROLD G III & JENNIFER
96373 GRANITE TRL
YULEE, FL 32097

50-3N-28-0305-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 2.00 98.00										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0100 01 2,868 123.5630 117.38 336,646 2018 2018 0										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM - 100% - 2019 Heated Area: 2453 HX Base Yr 2019										BUILDING MARKET VALUE 329,913									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 39,848									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 444,761									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 135,840									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 388,921									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 258,921									
Bathrooms 3.5 100																				TOTAL JUST VALUE 444,761									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 387,147									
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 1,901 218,676																													
FGR 620 55 341 39,226																													
FOP 56 30 17 1,955																													
FOP 169 30 51 5,866																													
FUS 552 100 552 63,498																													
STR 64 10 6 690																													
TOTALS 3,362 2,868 329,913																													
EXTRA FEATURES										96373 GRANITE TR, YULEE																			
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 0810 CONCRETE A 0 100 19 3 57.00 SF 6.50 6.50 100 2018 2018 3 97 359																													
2 0811 CONCRETE B 0 100 0 0 948.00 SF 5.20 5.20 100 2018 2018 3 97 4,782																													
3 0476 VF 6 SBPL 0 100 0 0 60.00 LF 32.00 32.00 100 2018 2018 3 94 1,805																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 94 282																													
5 0861 POOL GUNIT 0 100 0 0 287.00 SF 85.00 85.00 100 2021 2021 3 95 23,175																													
6 0855 CONC PAVER 0 100 0 0 954.00 SF 10.00 10.00 100 2021 2021 3 99 9,445																													
LAND DESCRIPTION										TOTAL OB/XF 39,848																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 07/06/2021 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS									