



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 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	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	2,186	100	2,186	250,368
FGR	690	55	380	43,523
FOP	54	30	16	1,833
FOP	100	30	30	3,436
PTO	160	5	8	916
TOTALS	3,190		2,620	300,075

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	17	3	51.00	SF	6.50	6.50	100	2018	2018	3	97	322	
2	0811	CONCRETE B	0 100	0	0	890.00	SF	5.20	5.20	100	2018	2018	3	97	4,489	

LAND DESCRIPTION			TOTAL OB/XF 4,811													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS												VALUATION SUMMARY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD			
0100	01	2,620	123.0240	116.87	306,199	2018	2018	0	0	2.00	98.00				
1 SINGLE FAM - 100% - 2020												Heated Area: 2186			
												HX Base Yr 2020			

96357 GRANITE TR, YULEE												04/09/2024 MLU			

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VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				300,075	
TOTAL MARKET OB/XF VALUE				4,811	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				379,886	
SOH/AGL Deduction				118,230	
ASSESSED VALUE				261,656	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				211,656	
TOTAL JUST VALUE				379,886	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				324,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707938	CO ISSUED	0	03/20/2019
B1707938	NEW CONSTR	284,503	08/31/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0939	5/17/2019	WD	Q	I	01	280,000	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: MURRAY MITCHELL B &							
2138/1620	8/04/2017	WD	Q	V	01	59,000	
GRANTOR: BLACKROCK PARK LLP							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2018;ORIG=-10,0] W30 S50 S2 E20 S9 E7 S2 E13 N53 W10 N10 \$															
FGR=[YR=2018;ORIG=-40,50] W10 S23 E10 S2 E20 N7 N16 W20 N2 \$															
FOP=[YR=2018;ORIG=0,0] W10 S10 E10 N10 \$															
PTO=[YR=2024;ORIG=-20,-8] E20 S8 W20 N8 \$															