LOT 13
BLACKROCK PARK PBK 8/175

BRANIGAN ERIC & SARAH
96317 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0013-0000

BUILDING CHARACTERISTICS

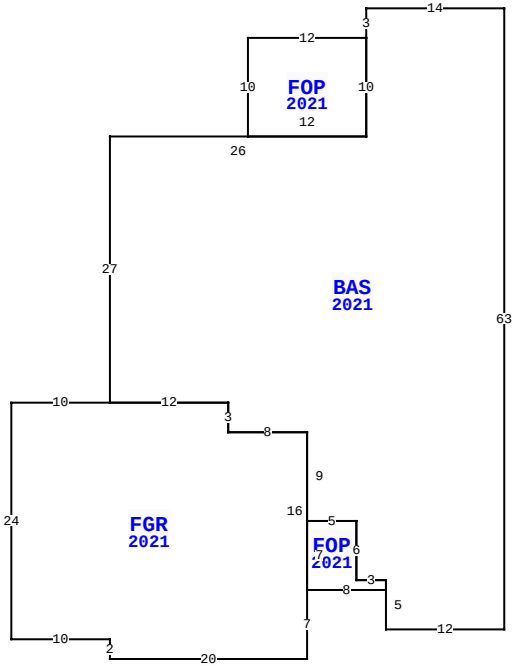
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,676	100	1,676	195,028
FGR	736	55	405	47,128
FOP	38	30	11	1,280
FOP	120	30	36	4,189
TOTALS	2,570		2,128	247,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	123.1076	116.95	248,870	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1676 HX Base Yr 2023



96317 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,626
TOTAL MARKET OB/XF VALUE		3,671
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,297
SOH/AGL Deduction		39,302
ASSESSED VALUE		286,995
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,995
TOTAL JUST VALUE		326,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907750	CO ISSUED	0	12/15/2021
B1907750	NEW CONSTR	242,424	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1216	12/16/2021	WD	Q	I	01	365,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BRANIGAN ERIC & SAR						
2194/1839	4/30/2018	WD	Q	V	01	64,300
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 S3 FOP=[YR=2021] W12 S10 E12 N10$ S10 W26 S27 FGR=[YR=2021] W10 S24 E10 S2 E20 N7 FOP=[YR=2021] E8 N1 W3 N6 W5 S7$ N16 W8 N3 W12$ E12 S3 E8 S9 E5 S6 E3 S5 E12 N63$.

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	0812	CONCRETE C	0	100	0	0	927.00	SF	4.00	4.00	100	2021	2021	3	99	3,671	

LAND DESCRIPTION

TOTAL OB/XF 3,671

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 12/07/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS