

LOT 14
IN OR 2249/1678
BLACKROCK PARK PBK 8/175

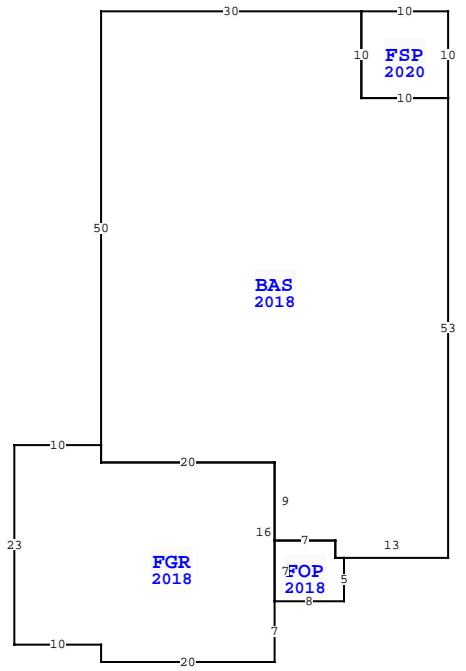
CRAWFORD ZACHARY W & YVONNE
96309 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0014-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	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
BAS	2,186	100	2,186
FGR	690	55	380
FOP	54	30	16
FSP	100	40	40
TOTALS	3,030		2,622
			300,304

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,622	123.0240	116.87	306,433	2018	2018	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2186 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			300,304
TOTAL MARKET OB/XF VALUE			26,064
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			401,368
SOH/AGL Deduction			121,829
ASSESSED VALUE			279,539
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			229,539
TOTAL JUST VALUE			401,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003659	SWIM POOL	8,000	04/30/2020
C1803024	CO ISSUED	0	01/15/2019
B1803024	NEW CONSTR	290,187	03/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1678	1/17/2019	WD Q	Q	I	01	275,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CRAWFORD ZACHARY W						
2165/0534	12/05/2017	WD Q	Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES																
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	16	3		6.50	6.50	100	2018	2018	3	97	303	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2018	2018	3	97	4,772	
3	0855	CONC PAVER	0	100	30	13		6.50	6.50	100	2019	2019	3	98	2,484	
4	0862	POOL VINYL	0	100	28	12		37.50	37.50	100	2020	2020	3	93	11,718	
5	0855	CONC PAVER	0	100	0	0		6.50	6.50	100	2020	2020	3	99	3,462	
6	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2019	2019	3	95	3,040	
7	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2019	2019	3	95	285	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2020] W10 BAS=[YR=2018] W30 S50 FGR=[YR=2018] W10 S23 E10 S2 E20 N7 FOP=[YR=2018] E8 N5 W1 N2 W7 S7\$ N16 W20 N2\$ S2 E20 S9 E7 S2 E13 N53 W10 N10\$ S10 E10 N10\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								