



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,838	100	1,838	204,549
FGR	620	55	341	37,950
FOP	56	30	17	1,892
FOP	156	30	47	5,230
FUS	564	100	564	62,767
PTO	182	5	9	1,002
STR	52	10	5	557
TOTALS	3,468		2,821	313,946

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	19	3	57.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	1,137.00	SF	10.00	10.00	100	2018
3	0476	VF 6 SBPL	0 100	0	0	75.00	LF	32.00	32.00	100	2018
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018
5	0911	SCRN RM A	0 100	13	14	182.00	SF	17.50	17.50	100	2018

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,821	119.5392	113.56	320,353	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2402 HX Base Yr 2019											

96301 GRANITE TR, YULEE				XF DATE						LAND DATE		04/09/2024		MLU	
				INC DATE						AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
57.00		SF	10.00	10.00	100	2018	2018	3	97	553					
1,137.00		SF	10.00	10.00	100	2018	2018	3	97	11,029					
75.00		LF	32.00	32.00	100	2018	2018	3	94	2,256					
1.00		UT	300.00	300.00	100	2018	2018	3	94	282					
182.00		SF	17.50	17.50	100	2018	2018	3	82	2,612					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										313,946	
TOTAL MARKET OB/XF VALUE										16,732	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										405,678	
SOH/AGL Deduction										132,491	
ASSESSED VALUE										273,187	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										223,187	
TOTAL JUST VALUE										405,678	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										349,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709676	CO ISSUED	0	07/26/2018
B1709676	NEW CONSTR	316,530	11/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2507/0043	10/15/2021	WD	U	I	11	100			
GRANTOR: HARTMANN SVEN & HOLLY									
GRANTEE: HARTMANN SVEN & HOL									
2215/0760	7/27/2018	WD	Q	I	01	291,800			
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: HARTMANN SVEN & HOL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FOP=[YR=2018] W12 PTO=[YR=2018] W14 S13 E14 N13\$ S13 E12 N13\$ S13 W26 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N6\$ PTR= E20 FUS=[YR=2018] E16 S26 STR=[YR=2018] E4 S10 W7 N4 E3 N6\$ S6 W3 S4 W13 N36\$ W20\$.											