LOT 16
IN OR 2191/1430
BLACKROCK PARK PBK 8/175

ALLEN CHRISTOPHER M & MARISSA
96304 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0016-0000

BUILDING CHARACTERISTICS

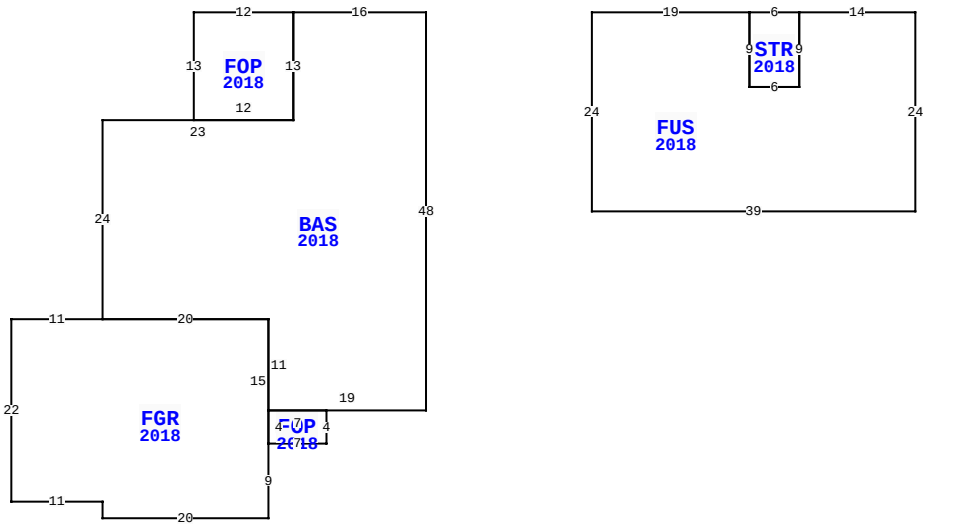
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,353	100	1,353	153,637
FGR	722	55	397	45,080
FOP	28	30	8	908
FOP	156	30	47	5,337
FUS	882	100	882	100,153
STR	54	10	5	567
TOTALS	3,195		2,692	305,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	121.9680	115.87	311,922	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2235 HX Base Yr 2019



96304 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		305,684
TOTAL MARKET OB/XF VALUE		12,478
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		393,162
SOH/AGL Deduction		122,089
ASSESSED VALUE		271,073
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,073
TOTAL JUST VALUE		393,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706516	CO ISSUED	0	04/16/2018
B1706516	NEW CONSTR	291,162	07/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1430	4/20/2018	WD	Q	I	02	287,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ALLEN CHRISTOPHER M						
2114/0466	4/14/2017	WD	Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W12 S13 E12 N13$ S13 W23 S24 FGR=[YR=2018] W11 S22 E11 S2 E20 N9 FOP=[YR=2018] E7 N4 W7 S4$ N15 W20$ E20 S11 E19 N48$ PTR= E20 FUS=[YR=2018] E19 STR=[YR=2018] E6 S9 W6 N9$ S9 E6 N9 E14 S24 W39 N24$ W20$.

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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2018	2018	3	97	340	
2	0811	CONCRETE B	0	100	0	0	1,082.00	SF	5.20	5.20	100	2018	2018	3	97	5,458	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	94	3,610	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
5	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2018	2018	3	87	2,506	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 12,478

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	000134	C	SFR POND	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS