LOT 19
BLACKROCK PARK PBK 8/175

BOBINGER CLAYTON E & MEGAN H
96328 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

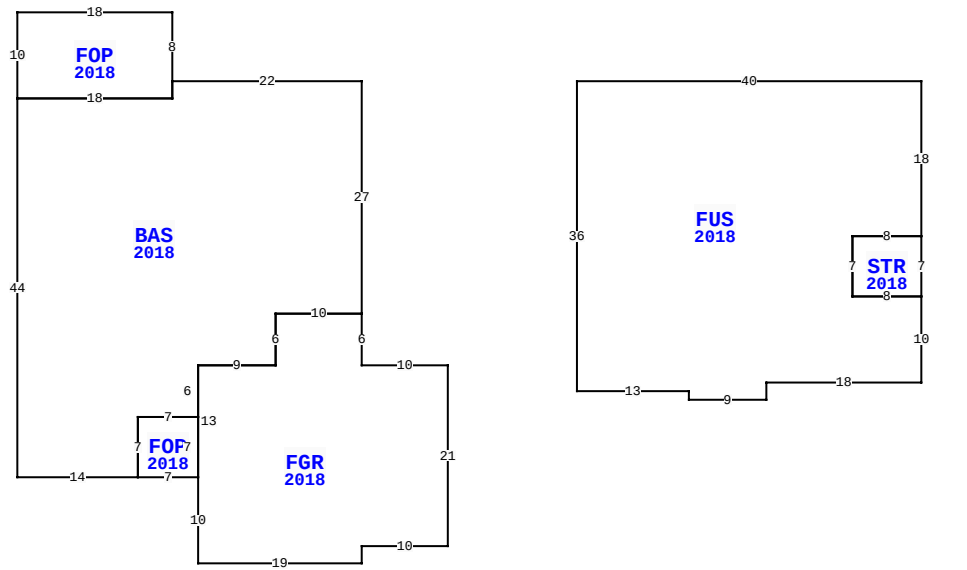
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,448	100	1,448	160,295
FGR	707	55	389	43,062
FOP	49	30	15	1,660
FOP	180	30	54	5,978
FUS	1,375	100	1,375	152,214
STR	56	10	6	664
TOTALS	3,815		3,287	363,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,287	118.9100	112.96	371,300	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2823 HX Base Yr 2023



96328 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,874
TOTAL MARKET OB/XF VALUE		6,277
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,151
SOH/AGL Deduction		127,830
ASSESSED VALUE		317,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,321
TOTAL JUST VALUE		445,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801582	CO ISSUED	0	04/23/2019
B1801582	NEW CONSTR	366,645	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0178	11/02/2022	WD	Q	I	01	475,000
GRANTOR: ASBELL MICHAEL A & TA						
GRANTEE: BOBINGER CLAYTON E						
2270/1387	4/23/2019	WD	Q	I	01	345,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ASBELL MICHAEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 FOP=[YR=2018] N8 W18 S10 E18 N2$ S2 W18 S44 E14 FOP=[YR=2018] E7 FGR=[YR=2018] S10 E19 N2 E10 N21 W10 N6 W10 S6 W9 S13$ N7 W7 S7$ N7 E7 N6 E9 N6 E10 N27$ PTR= E25 FUS=[YR=2018] E40 S18 STR=[YR=2018] S7 W8 N7 E8$ W8 S7 E8 S10 W18 S2 W9 N1 W13 N36 $ W25$.

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	855.00	SF	5.20	5.20	100	2018	2018	3	97	4,313	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2018	2018	3	94	1,624	

LAND DESCRIPTION

TOTAL OB/XF 6,277

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 07/10/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS