

LOT 21
IN OR 2174/1535
BLACKROCK PARK PBK 8/175

DAVIS MICHELLE E & STUART B
96344 GRANITE TR
YULEE, FL 32097

2024

50-3N-28-0305-0021-0000



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 TITL 60		
Interior Floo	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	1,865	100	1,865	213,293
FGR	656	55	361	41,286
FOP	56	30	17	1,944
FOP	156	30	47	5,375
FUS	560	100	560	64,045
STR	56	10	6	686
TOTALS	3,349		2,856	326,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	122.8392	116.70	333,295	2018	2018	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2019