LOT 22
BLACKROCK PARK PBK 8/175

LINDLY MARK BILL & DONNA
96352 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0022-0000

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

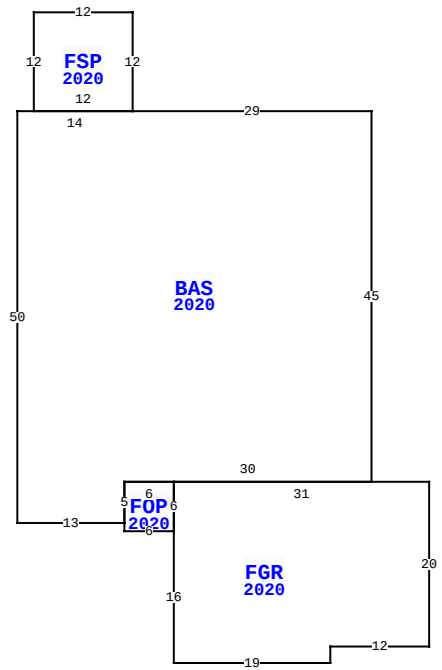
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	232,175
FGR	658	55	362	42,024
FOP	36	30	11	1,277
FSP	144	40	58	6,733
TOTALS	2,838		2,431	282,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	123.4310	117.26	285,059	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2000 HX Base Yr 2024



96352 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		282,208
TOTAL MARKET OB/XF VALUE		7,486
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,694
SOH/AGL Deduction		0
ASSESSED VALUE		364,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		314,694
TOTAL JUST VALUE		364,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007245	NEW INGROUND SWIM	45,000	06/18/2024
C204211	CO ISSUED	0	05/15/2020
B1805011	NEW CONSTR	273,602	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/621	10/27/2023	WD	Q	I	02	409,000
GRANTOR: SCHOTT THOMAS P SR &						
GRANTEE: LINDLY MARK BILL &						
2362/1147	5/15/2020	WD	Q	I	01	285,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SCHOTT THOMAS P SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W29 FSP=[YR=2020] N12 W12 S12 E12$ W14 S50 E13 FOP=[YR=2020] S1 E6 FGR=[YR=2020] S16 E19 N2 E12 N20 W31 S6$ N6 W6 S5$ N5 E30 N45$.

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	24	3	72.00	SF	6.50	6.50	100	2020	2020	3	99	463	
2	0812	CONCRETE C	0	100	0	0	925.00	SF	4.00	4.00	100	2020	2020	3	99	3,663	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2020	2020	3	96	3,072	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 7,486

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	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							

REVIEW DATE 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS