

WORKMAN THOMAS T & LUCINDA F
P O BOX 16581
FERNANDINA BEACH, FL 32035

50-3N-28-0305-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

RooF Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02WOOD FRAME 100

Stories
Units
Occupancy

1.
0
001. 100
0 100
NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.100

TOTALS

3,0302,612297,632

EXTRA FEATURES

96410 GRANITE TR, YULEE

L N

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

2017

2017

3

97

340

2

0812

CONCRETE C

0 100

0 0

1,064.00

SF 4.00

4.00

100

2017

2017

3

97

4,128

LAND DESCRIPTION

TOTAL OB/XF4,468

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100012,612123.0240

EFF. BASE RATE

116.87

REPL. COST NEW

305,264

AYB

2017

EYB

2017

ECON

0

FNCT

0

NORM

2.50

% COND

97.50

HEATED AREA: 2186

HX Base Yr 2018

FOP 2017

BAS 2017

FOP 2017

FGR 2017

BLD DATE

04/05/2023

NW

LGL DATE

04/09/2024

MLU

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2155/097110/31/2017WDQI01269,200

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: WORKMAN THOMAS T &

2102/14792/21/2017WDQV0155,500

GRANTOR: BLACKROCK PARK LLP

GRANTEE: ADVANTAGE HOME BUIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W10 S10 E10 N10 \$ S10 W10 S53 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S7 E20 N2 E10 N23 W10 S2 W20 S16\$ N7 W7 S2 W1\$ E1 N2 E7 N9 E20 N52\$.

NASSAU COUNTY PROPERTY

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