LOT 28
BLACKROCK PARK PHASE 2
PBK 2243/170

ZHENG WEIMING/WAN CHEN
96434 GRANITE TR
YULEE, FL 32097

2024

50-3N-28-0305-0028-0000

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 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

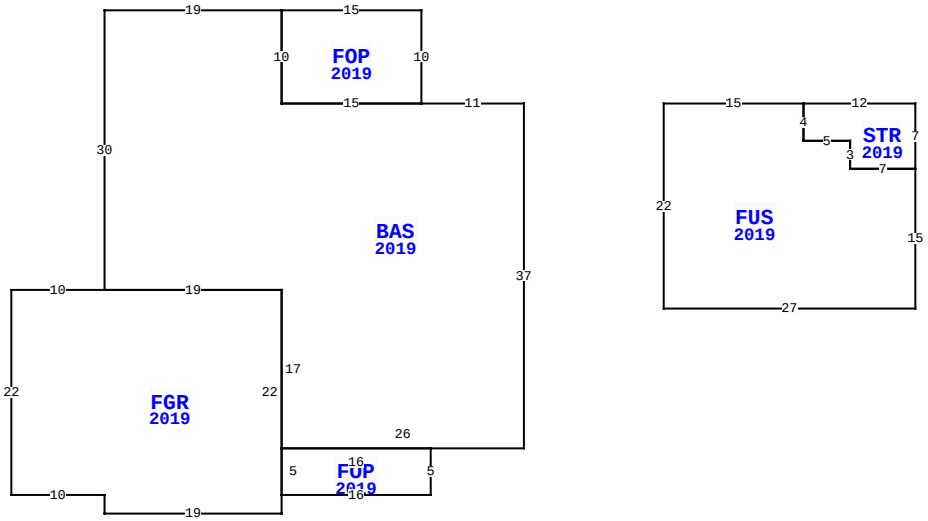
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	182,425
FGR	676	55	372	44,296
FOP	80	30	24	2,857
FOP	150	30	45	5,358
FUS	525	100	525	62,515
STR	69	10	7	833
TOTALS	3,032		2,505	298,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,505	127.2480	120.89	302,829	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2057 HX Base Yr 2023



96434 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		298,287
TOTAL MARKET OB/XF VALUE		5,030
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,317
SOH/AGL Deduction		44,609
ASSESSED VALUE		333,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,708
TOTAL JUST VALUE		378,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900745	CO ISSUED	0	09/13/2019
B1900745	NEW CONSTR	288,096	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0568	12/28/2021	WD	Q	I	01	390,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ZHENG WEIMING & WAN						
2249/1828	1/15/2019	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N10 W15 S10 E15$ W15 N10 W19 S30 FGR=[YR=2019] W10 S22 E10 S2 E19 N2 FOP=[YR=2019] E16 N5 W16 S5$ N22 W19$ E19 S17 E26 N37$ PTR= E15 FUS=[YR=2019] E15 STR=[YR=2019] E12 S7 W7 N3 W5 N4$ S4 E5 S3 E7 S15 W27 N22$ W15$.

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	20	3	60.00	SF	6.50	6.50	100	2019	2019	3	98	382	
2	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2019	2019	3	98	4,648	

LAND DESCRIPTION

TOTAL OB/XF 5,030

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 09/16/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS