LOT 29
BLACKROCK PARK PHASE 2
PBK 2243/170

CHAMBERS ADAM C
96442 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0029-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

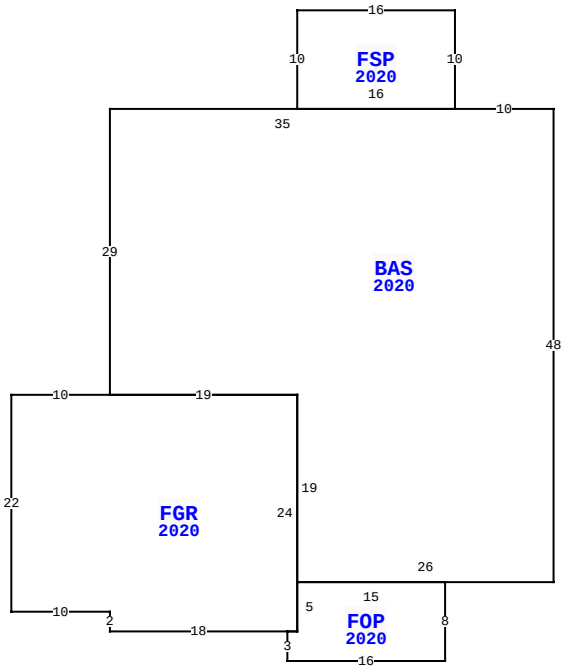
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	208,289
FGR	676	55	372	43,070
FOP	123	30	37	4,284
FSP	160	40	64	7,410
TOTALS	2,758		2,272	263,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	123.1076	116.95	265,710	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1799 HX Base Yr 2021



96442 GRANITE TR, YULEE

BLD DATE	04/05/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,053
TOTAL MARKET OB/XF VALUE		11,203
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		349,256
SOH/AGL Deduction		95,591
ASSESSED VALUE		253,665
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,665
TOTAL JUST VALUE		349,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907092	CO ISSUED	0	03/24/2020
B1907092	NEW CONSTR	254,426	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0246	3/27/2020	WD	Q	I	01	306,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHAMBERS ADAM C						
2249/1856	1/15/2019	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 FSP=[YR=2020] N10 W16 S10 E16$ W35 S29
FGR=[YR=2020] W10 S22 E10 S2 E18 FOP=[YR=2020] S3 E16 N8
W15 S5 W1$ E1 N24 W19$ E19 S19 E26 N48$.

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	2020	2020	3	99	347	
2	0811	CONCRETE B	0	100	0	0	954.00	SF	5.20	5.20	100	2020	2020	3	99	4,911	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	96	2,765	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0462	ST/AL FNC	0	100	70	0	280.00	SF	10.00	10.00	100	2020	2020	3	93	2,604	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 11,203

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 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