LOT 32
BLACKROCK PARK PHASE 2
PBK 2243/170

JONES NORMAN & SHARON REVOCABLE LIVING TRUST
96466 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

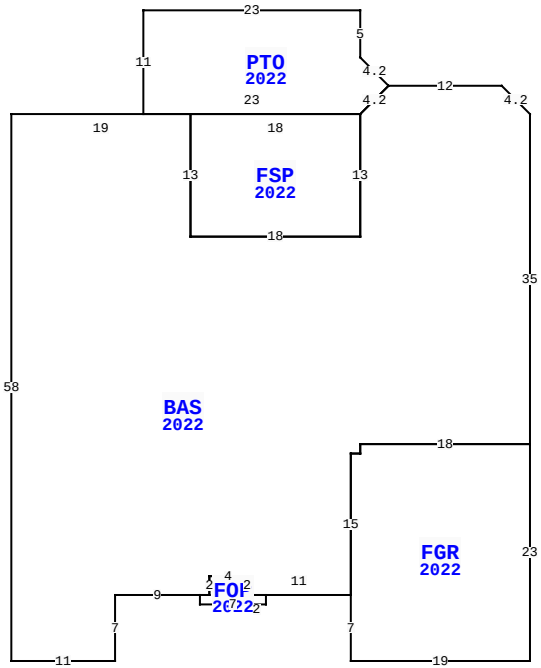
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,382	100	2,382	267,642
FGR	436	55	240	26,966
FOP	15	30	4	449
FSP	234	40	94	10,562
PTO	262	5	13	1,461
TOTALS	3,329		2,733	307,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	118.2720	112.36	307,080	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2382 HX Base Yr 2023



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

96466 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,080
TOTAL MARKET OB/XF VALUE		3,827
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,907
SOH/AGL Deduction		46,999
ASSESSED VALUE		338,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,908
TOTAL JUST VALUE		385,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104932	CO ISSUED	0	02/11/2022
B2104932	NEW CONSTR	339,076	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/916	10/19/2023	WD	U	I	11	100
GRANTOR: JONES NORMAN DAVID &						
GRANTEE: JONES NORMAN & SHAR						
2540/0046	2/11/2022	WD	Q	I	02	423,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: JONES NORMAN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W12 PTO=[YR=2022] U3 L3 N5 W23 S11 E23 U3 R3 $ D3 L3 FSP=[YR=2022] W18 S13 E18 N13$ S13 W18 N13 W19 S58 E11 N7 E9 FOP=[YR=2022] S1 E7 N1 W2 N2 W4 S2 W1$ E1 N2 E4 S2 E11 FGR=[YR=2022] S7 E19 N23 W18 S1 W1 S15$ N15 E1 N1 E18 N35$.

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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2022	2022	3	100	3,827	

LAND DESCRIPTION

TOTAL OB/XF 3,827

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 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS