LOT 33
BLACKROCK PARK PHASE 2
PBK 2243/170

MOONEY SHARON ELIZABETH
96474 GRANITE TRL
YULEE, FL 32097

2024

50-3N-28-0305-0033-0000

BUILDING CHARACTERISTICS

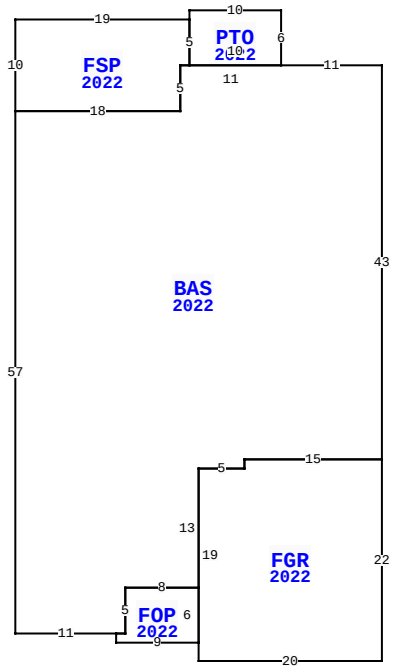
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,975	100	1,975	238,876
FGR	435	55	239	28,907
FOP	49	30	15	1,814
FSP	185	40	74	8,950
PTO	60	5	3	363
TOTALS	2,704		2,306	278,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	127.3118	120.95	278,911	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1975 HX Base Yr 2023



96474 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		278,911
TOTAL MARKET OB/XF VALUE		13,223
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,134
SOH/AGL Deduction		43,502
ASSESSED VALUE		323,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,632
TOTAL JUST VALUE		367,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102388	CO ISSUED	0	01/28/2022
B2102388	NEW CONSTR	271,449	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1119	2/02/2022	WD	Q	I	01	337,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MOONEY SHARON ELIZA						
2484/0036	7/23/2021	WD	Q	V	01	80,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 PTO=[YR=2022] N6 W10 S1 FSP=[YR=2022] W19 S10 E18 N5 E1 N5$ S5 E10$ W11 S5 W18 S57 E11 FOP=[YR=2022] S1 E9 FGR=[YR=2022] S2 E20 N22 W15 S1 W5 S19$ N6 W8 S5 W1 $ E1 N5 E8 N13 E5 N1 E15 N43$.

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	697.00	SF	5.20	5.20	100	2022	2022	3	100	3,624	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2022	2022	3	99	6,653	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
4	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2022	2022	3	98	2,352	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 13,223

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