

LOT 42
BLACKROCK PARK PHASE 2
PBK 2243/170

KILLOUGH GLENN L & NANCY MARIE
96554 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0042-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,227	124.8324	118.59	264,100	2022	2022	0	0	0.00	100.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1876												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 60																										
Interior Floo	14	CARPET 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	1,876	100	1,876	222,475																								
FGR	480	55	264	31,308																								
FOP	139	30	42	4,981																								
FOP	150	30	45	5,337																								
TOTALS			2,645	2,227	264,100																							
EXTRA FEATURES			96554 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	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	2022	2022	3	100	3,765												
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2022	2022	3	100	371												
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											
REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																												