LOT 65
BLACKROCK PARK PHASE 2
PBK 2243/170

GILBERT SURVELLA
96567 GRANITE TRAIL
YULEE, FL 32097

**2024**

**50-3N-28-0305-0065-0000**

## 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 | 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 |

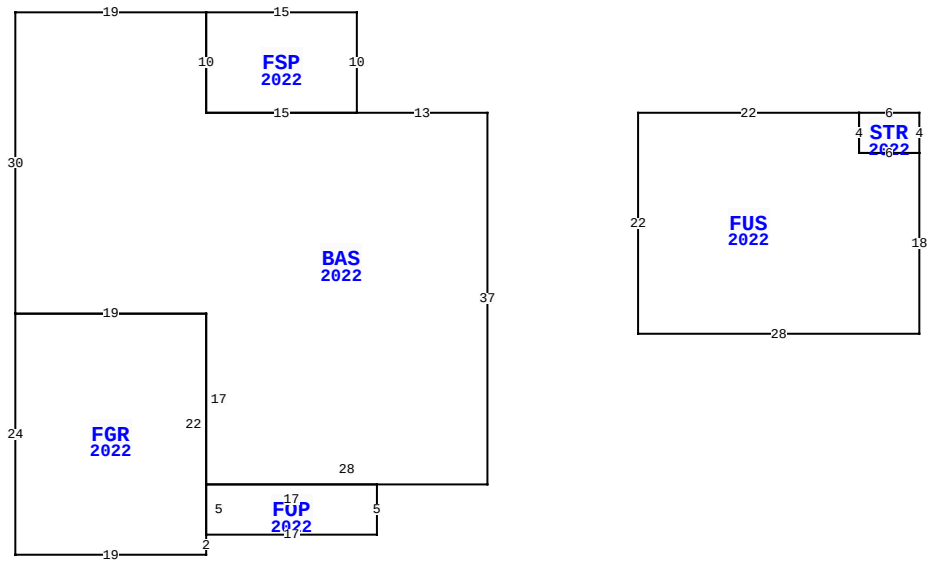
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,606 | 100 | 1,606 | 189,315 |
| FGR | 456 | 55 | 251 | 29,588 |
| FOP | 85 | 30 | 26 | 3,065 |
| FSP | 150 | 40 | 60 | 7,073 |
| FUS | 592 | 100 | 592 | 69,785 |
| STR | 24 | 10 | 2 | 236 |
| TOTALS | 2,913 | | 2,537 | 299,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,537 | 124.0800 | 117.88 | 299,062 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2198 HX Base Yr 2023




96567 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 — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 299,062 |
| TOTAL MARKET OB/XF VALUE | | 3,879 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 377,941 |
| SOH/AGL Deduction | | 46,131 |
| ASSESSED VALUE | | 331,810 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 281,810 |
| TOTAL JUST VALUE | | 377,941 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2108495 | NEW CONSTR | 316,572 | 06/28/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2589/0552 | 8/31/2022 | WD | Q | I | 01 | 344,800 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: GILBERT SURVELLA | | | | | | |
| 2459/1768 | 5/04/2021 | WD | Q | V | 01 | 65,500 |
| GRANTOR: BLACKROCK PARK LLP | | | | | | |
| GRANTEE: NEW ATLANTIC BUILDE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] N10 W15 S10 E15$ W15 N10 W19 S30 FGR=[YR=2022] S24 E19 N2 FOP=[YR=2022] E17 N5 W17 S5$ N22 W19$ E19 S17 E28 N37$ PTR=E15 FUS=[YR=2022] E22 STR=[YR=2022] E6 S4 W6 N4$ S4 E6 S18 W28 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 746.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,879 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,879

| 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 | 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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS