LOT 75
BLACKROCK PARK PHASE 2
PBK 2243/170

KALIPERSAD DANNY K/YEARWOOD-KALIPERSAD ELSA
6030 SERENE RUN
LAKE WORTH, FL 33467

2024

50-3N-28-0305-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

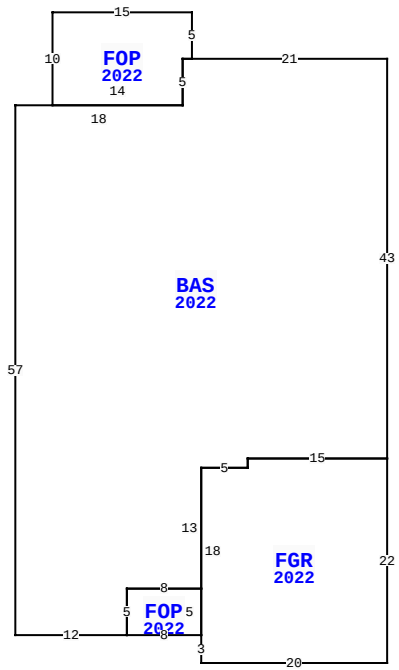
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	222,484
FGR	435	55	239	26,923
FOP	40	30	12	1,352
FOP	145	30	44	4,957
TOTALS	2,595		2,270	255,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	118.5800	112.65	255,716	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1975 HX Base Yr



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

96487 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,716
TOTAL MARKET OB/XF VALUE	3,614
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	334,330
SOH/AGL Deduction	21,422
ASSESSED VALUE	312,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,908
TOTAL JUST VALUE	334,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108499	CO ISSUED	0	05/16/2022
B2108499	NEW CONSTR	284,790	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0947	5/13/2022	WD	Q	I	01	286,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: KALIPERSAD DANNY K						
2317/0887	10/29/2019	WD	Q	V	05	262,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] N5 W15 S10 E14 N5 E1$ W1 S5 W18 S57 E12 FOP=[YR=2022] E8 FGR=[YR=2022] S3 E20 N22 W15 S1 W5 S18$ N5 W8 S5$ 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	0	0	0	695.00	SF	5.20	5.20	100	2022	2022	3	100	3,614	

LAND DESCRIPTION

TOTAL OB/XF 3,614

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	0		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 07/28/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS