

LOT 76
BLACKROCK PARK PHASE 2
PBK 2243/170

NGO BACH/DUONG KIM NGAN
96479 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0076-0000



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 60
Interior Floo	14	CARPET 40
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

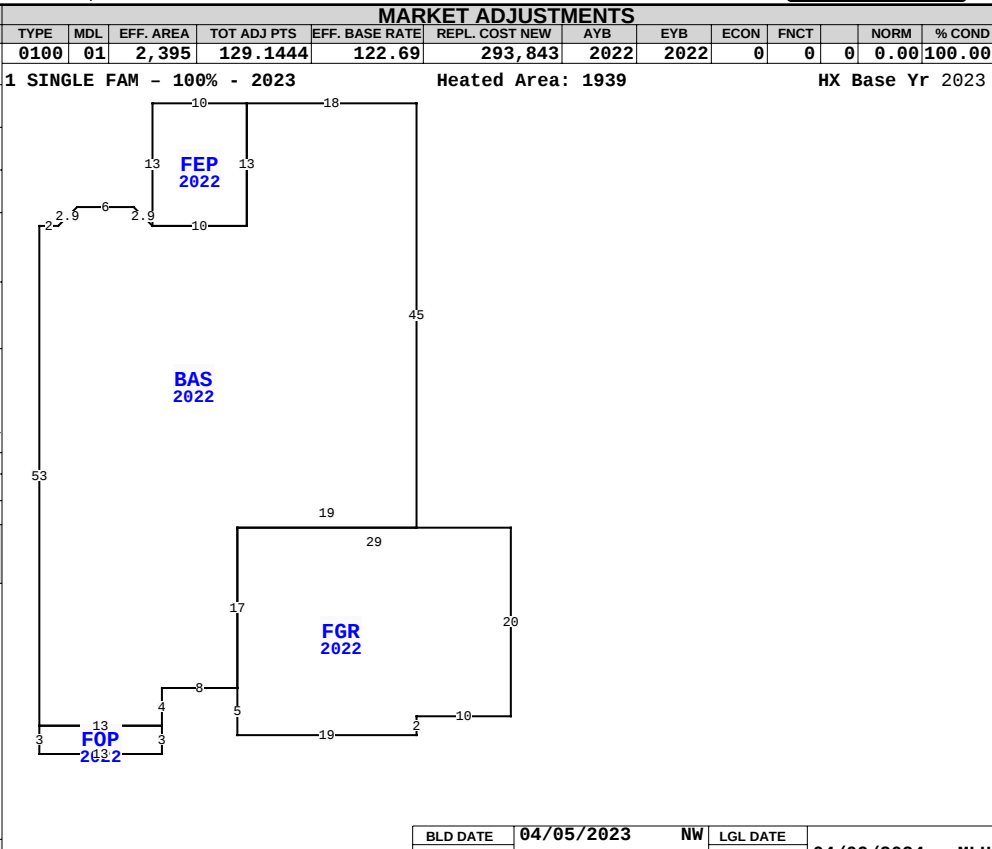
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	237,896
FEP	130	80	104	12,760
FGR	618	55	340	41,715
FOP	39	30	12	1,472
TOTALS	2,726		2,395	293,843

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	964.00	SF	5.20	5.20	100	2022	2022	3	100

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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 10/18/2022 BY DJ



96479 GRANITE TR, YULEE	BLD DATE 04/05/2023	NW	LGL DATE	04/09/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
5,013														

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,843	
TOTAL MARKET OB/XF VALUE		5,013	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		373,856	
SOH/AGL Deduction		45,505	
ASSESSED VALUE		328,351	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		278,351	
TOTAL JUST VALUE		373,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113572	NEW CONSTR	335,197	10/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1860	10/07/2022	WD	Q	I	01	351,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NGO BACH & KIM NGAN						
2423/1720	1/04/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W18 FEP=[YR=2022] W10 S13 E10 N13\$ S13 W10 U2 L2 W6 D2 L2 W2 S53 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N4 E8 FGR=[YR=2022] S5 E19 N2 E10 N20 W29 S17\$ N17 E19 N45\$.														

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