

LOT 80
BLACKROCK PARK PHASE 2
PBK 2243/170

MAITLAND TEDD ALLEN & HEATHER LYNN KWIATKOWSKI
96447 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0080-0000



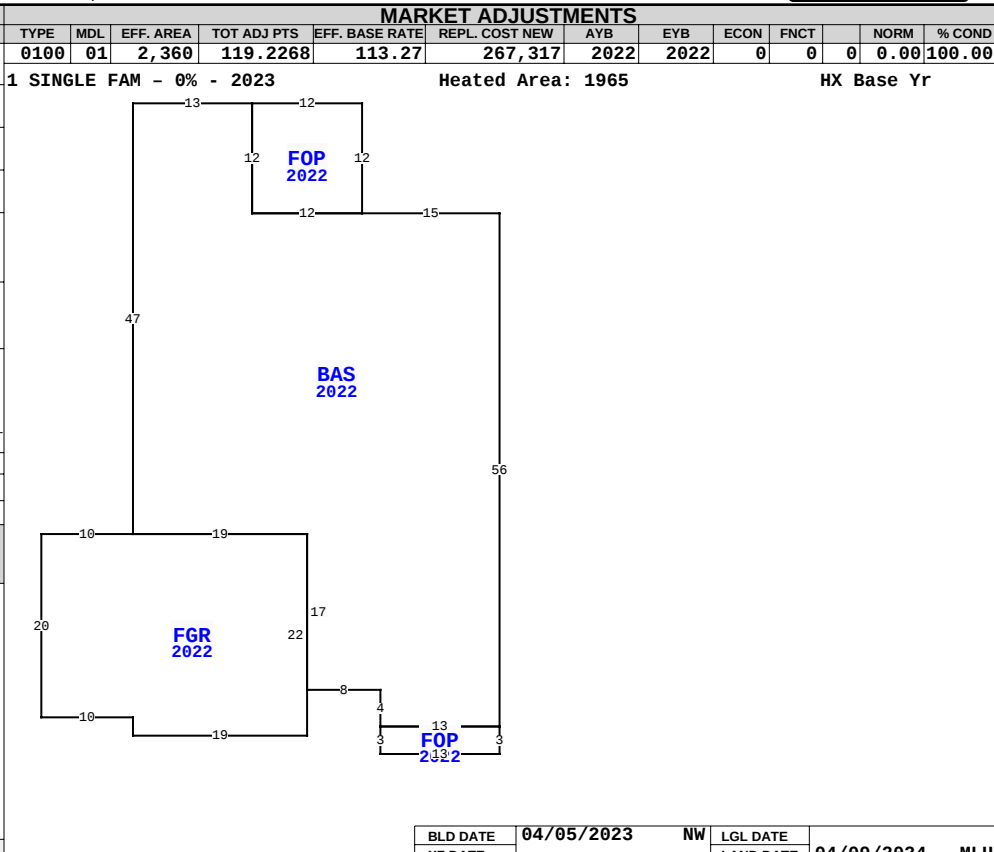
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,965	100	1,965	222,576
FGR	618	55	340	38,512
FOP	39	30	12	1,359
FOP	144	30	43	4,871
TOTALS	2,766		2,360	267,317

TOTALS		27,100	27,000	207,921				
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0811	CONCRETE B	0	0	0	0		
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LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D									
1	000100	C	SFR	0										



96447 GRANITE TR, YULEE	BLD DATE 04/05/2023 NW	LGL DATE	04/09/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				267,317	
TOTAL MARKET OB/XF VALUE				4,919	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				347,236	
SOH/AGL Deduction				21,885	
ASSESSED VALUE				325,351	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				325,351	
TOTAL JUST VALUE				347,236	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				295,774	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108483	CO ISSUED	0	05/06/2022
B2108483	NEW CONSTR	292,890	06/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/728	5/01/2024	WD	Q	I	01	419,000
GRANTOR: PREUSS HAZEL & WILLIA						
GRANTEE: MAITLAND TEDD ALLEN						
2561/1797	5/05/2022	WD	Q	I	01	293,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PREUSS HAZEL & WILL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W15 FOP=[YR=2022] N12 W12 S12 E12\$ W12 N12 W13 S47 FGR=[YR=2022] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8 S4 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N56\$.														