LOT 81
BLACKROCK PARK PHASE 2
PBK 2243/170

BEHEL JOHNSON K & CAROL K
96439 GRANITE TRAIL
YULEE, FL 32097

2024

50-3N-28-0305-0081-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

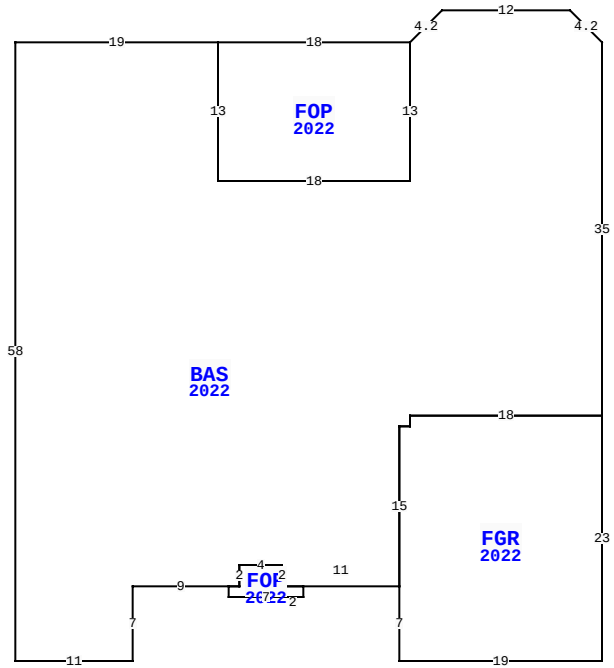
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2,382	265,260
FGR	436	55	240	26,726
FOP	15	30	4	445
FOP	234	30	70	7,795
TOTALS	3,067		2,696	300,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	117.2160	111.36	300,227	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2382 HX Base Yr 2023



96439 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,227
TOTAL MARKET OB/XF VALUE		7,801
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,028
SOH/AGL Deduction		46,099
ASSESSED VALUE		336,929
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		236,929
TOTAL JUST VALUE		383,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104388	CO ISSUED	0	02/11/2022
B2104388	NEW CONSTR	339,076	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0596	2/11/2022	WD	Q	I	01	396,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BEHEL JOHNSON KRIST						
2428/0514	1/20/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W12 D3 L3 FOP=[YR=2022] W18 S13 E18 N13$ S13 W18 N13 W19 S58 E11 N7 E9 FOP=[YR=2022] S1 E7 N1 W2 N2 W4 S2 W1$ E1 N2 E4 S2 E11 FGR=[YR=2022] S7 E19 N23 W18 S1 W1 S15$ N15 E1 N1 E18 N35$.

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	712.00	SF	5.20	5.20	100	2022	2022	3	100	3,702	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2022	2022	3	99	3,802	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 7,801

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 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS