

LOT 5  
IN OR 2218/1924  
BLACKROCK PARK PBK 8/175

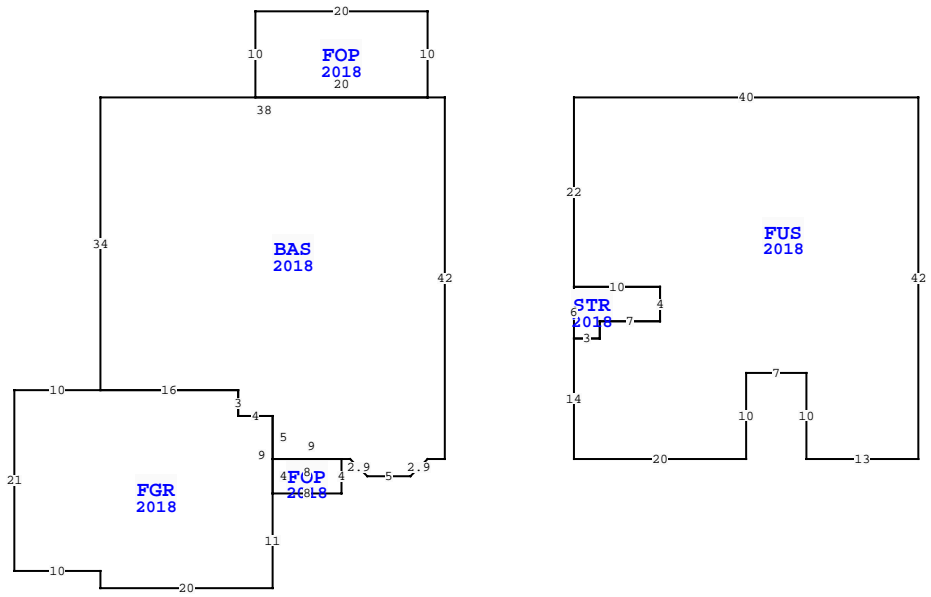
SAMUEL STEPHEN T/HINCHLIFFE FARRAH  
96381 GRANITE TR L  
YULEE, FL 32097

2025

50-3N-28-0305-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	YEAR
BAS	1,546	100	2018
FGR	658	55	2018
FOP	32	30	2018
FOP	200	30	2018
FUS	1,564	100	2018
STR	46	10	2018
TOTALS	4,046		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,547	114.9390	114.94	407,692	2018	2018	0	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2025 Heated Area: 3110 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			397,500
TOTAL MARKET OB/XF VALUE			78,508
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			551,008
SOH/AGL Deduction			0
ASSESSED VALUE			551,008
TOTAL EXEMPTION VALUE	13		551,008
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			551,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			535,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708628	CO ISSUED	0	08/06/2018
B1805800	SCRN ENCLSRE	61,303	08/01/2018
B1803929	SWIM POOL	20,000	04/18/2018
B1708628	NEW CONSTR	389,635	09/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/1924	8/17/2018	WD Q	Q	I	01	402,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SAMUEL STEPHEN T &						
2143/1324	8/25/2017	WD Q	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	18	3	SF	10.00	10.00	100	2018	2018	3	97	524	
2	0855	CONC PAVR	0	100	0	0	SF	10.00	10.00	100	2018	2018	3	97	10,272	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2018	2018	3	92	3,533	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2018	2018	3	92	552	
5	0861	POOL GUNIT	0	100	30	15	SF	85.00	85.00	100	2018	2018	3	84	32,130	
6	0877	JACUZZI	0	100	0	0	UT	1,000.00	1,000.00	100	2018	2018	3	78	780	
7	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	
8	0855	CONC PAVR	0	100	0	0	SF	10.00	10.00	100	2018	2018	3	97	9,283	
9	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2018	2018	3	78	19,874	

TOTAL OB/XF													78,508											
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2018] W2 FOP=[YR=2018] N10 W20 S10 E20\$ W38 S34												
FGR=[YR=2018] W10 S21 E10 S2 E20 N11 FOP=[YR=2018] E8 N4 W8												
S4\$ N9 W4 N3 W16\$ E16 S3 E4 S5 E9 D2 R2 E5 U2 R2 E2 N42\$												
PTR= E15 FUS=[YR=2018] E40 S42 W13 N10 W7 S10 W20 N14												
STR=[YR=2018] N6 E10 S4 W7 S2 W3\$ E3 N2 E7 N4 W10 N22\$ W15\$.												