

LOT 6  
IN OR 2246/1212  
BLACKROCK PARK PBK 8/175

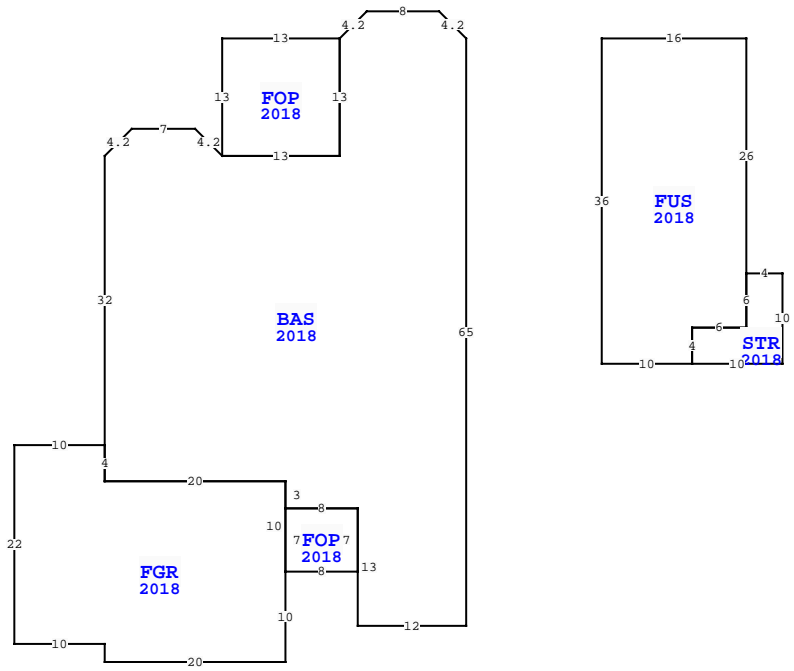
HAGINS HAROLD G III & JENNIFER  
96373 GRANITE TRL  
YULEE, FL 32097

**2025**

50-3N-28-0305-0006-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,901	100	2018
FGR	620	55	2018
FOP	56	30	2018
FOP	169	30	2018
FUS	552	100	2018
STR	64	10	2018
TOTALS	3,362		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,868	123.5630	123.56	354,370	2018	2018	0	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2453 HX Base Yr 2019												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,511
TOTAL MARKET OB/XF VALUE			39,315
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			459,826
SOH/AGL Deduction			141,946
ASSESSED VALUE			317,880
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			267,158
TOTAL JUST VALUE			459,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			444,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100178	SWIM POOL	46,875	01/11/2021
B1803023	CO ISSUED	0	12/28/2018
B1803023	NEW CONSTR	320,175	03/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/1212	12/28/2018	WD	Q	I	01	338,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HAGINS HAROLD G III						
2163/1324	12/05/2017	WD	Q	V	01	61,700
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	0810	CONCRETE A	0	100	19	3			57.00	SF	2018	2018	3	97	359	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2018	2018	3	97	4,782	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018	2018	3	92	1,766	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	92	276	
5	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2021	2021	3	93	22,687	
6	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	9,445	

BUILDING NOTES			
BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2018] U3 L3 W8 D3 L3 FOP=[YR=2018] W13 S13 E13 N13 S13 W13 U3 L3 W7 L3 D3 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N7 W8 S7 S N10 W20 N4 S4 E20 S3 E8 S13 E12 N6 S PTR= E15 FUS=[YR=2018] E16 S26 STR=[YR=2018] E4 S10 W10 N4 E6 N6 S6 W6 S4 W10 N36 S W15 S.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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								