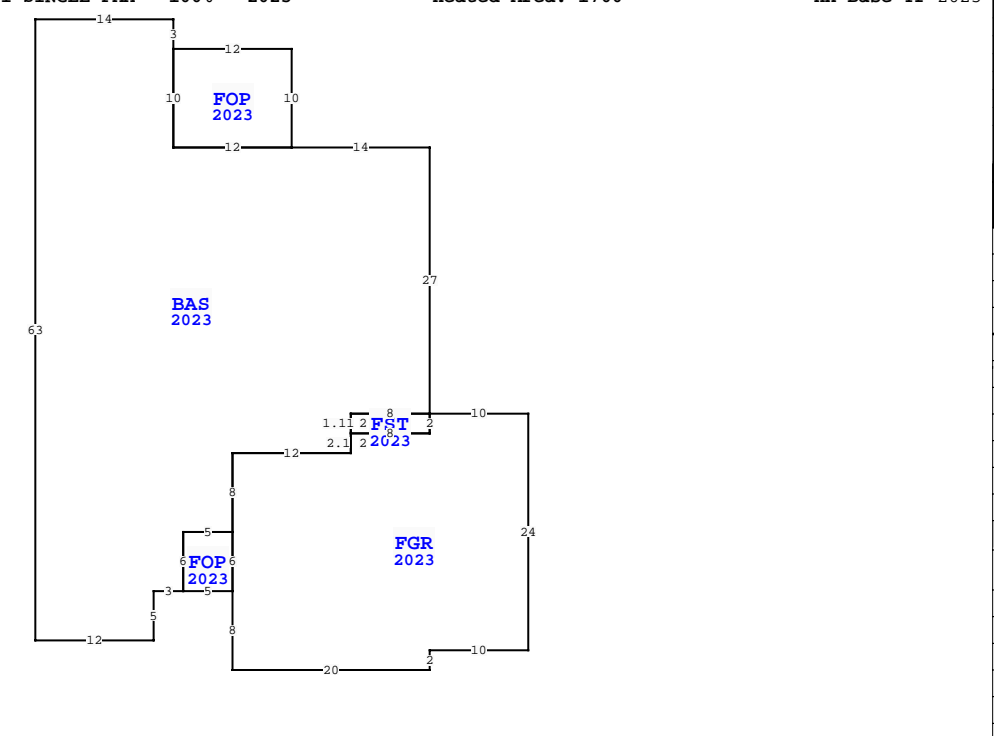


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,137	119.0112	119.01	254,324	2023	2023	0	0	0.00	100.00		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2023	1,700	202,317
FGR	696	55	2023	383	45,581
FOP	30	30	2023	9	1,071
FOP	120	30	2023	36	4,284
FST	16	55	2023	9	1,071
TOTALS	2,562			2,137	254,324

96341 GRANITE TR, YULEE

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

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	0811	CONCRETE B	0	100	0	1,036.00	UT	5.20	5.20	100	2023	2023		100	5,387	
2	0476	VF 6 SBPL	0	100	0	66.00	LF	32.00	32.00	100	2023	2023		99	2,091	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	

TOTAL OB/XF 8,072

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	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							

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,324
TOTAL MARKET OB/XF VALUE		8,072
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		337,396
SOH/AGL Deduction		0
ASSESSED VALUE		337,396
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,674
TOTAL JUST VALUE		337,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003080	NEW CONSTR	301,475	02/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/1623	10/17/2024	WD	Q	I	01	405,000
GRANTOR: ZOLLARS FRANK						
GRANTEE: HILL LAURA J						
2631/1687	4/11/2023	WD	Q	I	01	385,000
GRANTOR: GRANITE TRAIL LAND TR						
GRANTEE: ZOLLARS FRANK ET AL						

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS=[YR=2023;ORIG=90,10] E14 S3 S10 E12 E14 S27 W8 S1.11 S2.1  
 W12 S8 W5 S6 W3 S5 W12 N63 \$  
 FGR=[YR=2023;ORIG=110,54] E12 N2 E8 N2 E10 S24 W10 S2 W20 N8  
 N6 N8 \$  
 FOP=[YR=2023;ORIG=104,13] E12 S10 W12 N10 \$  
 FOP=[YR=2023;ORIG=110,62] S6 W5 N6 E5 \$  
 FST=[YR=2023;ORIG=122,50] E8 S2 W8 N2 \$