

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 100
Interior Elements	NEW	N/A 0
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	2,155	119.6580	119.66	257,867	2023	2023	0	0	0	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1718 HX Base Yr 2024													

NEIGHBORHOOD/LOC	4031.100	
MAP NUM	MKT AREA	04
QUALITY	05 Quality Level 05	
DOR CODE	0100 SINGLE FAMILY	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	2023	1,718	205,576
FGR	696	55	2023	383	45,830
FOP	30	30	2023	9	1,077
FOP	120	30	2023	36	4,308
FST	16	55	2023	9	1,077
TOTALS	2,580			2,155	257,867

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	1,030.00	SF	5.20	5.20	100	2023	2023		100	5,356	

96333 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,867
TOTAL MARKET OB/XF VALUE			5,356
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			338,223
SOH/AGL Deduction			3,452
ASSESSED VALUE			334,771
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			284,049
TOTAL JUST VALUE			338,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003079	NEW CONSTR	301,475	02/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/1973	4/30/2025	WD Q	Q	I	01	405,000
GRANTOR: MANION THOMAS JAMES &						
GRANTEE: HARRIS WILLIAM E						
2650/531	6/06/2023	WD Q	Q	I	02	385,000
GRANTOR: 96333 GRANITE TRAIL L						
GRANTEE: MANION THOMAS JAMES						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=100,0] W14 S3 S10 W12 W14 S27 E8 D1L0 D2R0 E12 S8 E5 S6 E3 S5 E12 N63 \$	
FOP=[YR=2023;ORIG=74,3] E12 S10 W12 N10 \$	
FST=[YR=2023;ORIG=60,40] E8 S2 W8 N2 \$	
FGR=[YR=2023;ORIG=50,40] E10 S2 E8 S2 E12 S8 S6 S8 W20 N2 W10 N24 \$	
FOP=[YR=2023;ORIG=80,52] E5 S6 W5 N6 \$	