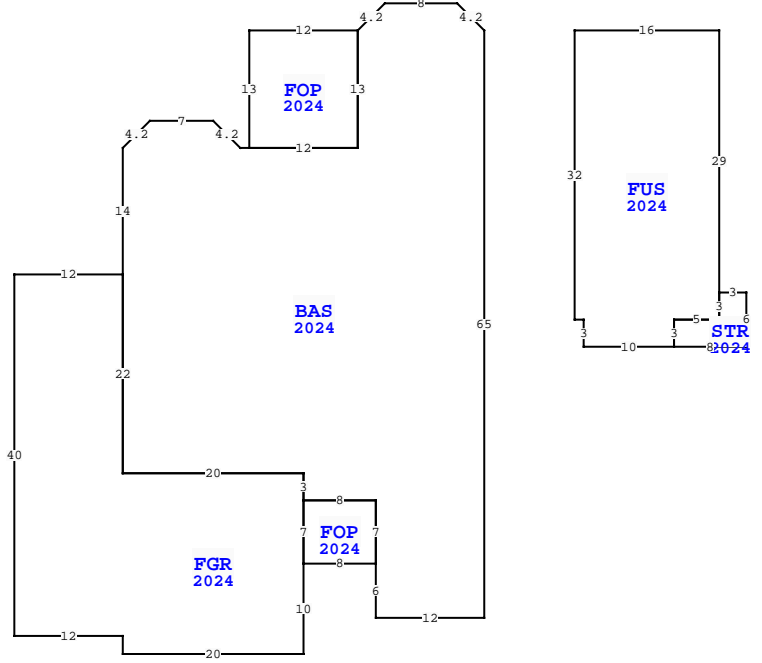




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
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	2024
FGR	880	55	2024
FOP	56	30	2024
FOP	156	30	2024
FUS	542	100	2024
STR	33	10	2024
TOTALS	3,568		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2025									
Heated Area: 2443					HX Base Yr 2025							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			341,765
TOTAL MARKET OB/XF VALUE			4,578
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			421,343
SOH/AGL Deduction			63,624
ASSESSED VALUE			357,719
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			306,997
TOTAL JUST VALUE			421,343
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003618	NEW SFR (T) 3568	349,995	04/01/2024
B2004726	NEW CONSTR	349,995	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1829	4/17/2024	WD Q	Q	I	01	479,900
GRANTOR: LAPOINTE KENNETH J						
GRANTEE: POULIN GEOFFREY A J						
2659/648	7/27/2023	CT U	V	18		270,600
GRANTOR: CLERK OF COURT						
GRANTEE: LAPOINTE KENNETH J						

EXTRA FEATURES		96325 GRANITE TR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	0 100
2	0810	CONCRETE A	0 100

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

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	0812	CONCRETE C	0 100	0 0	1,047.00	SF	4.00	4.00	100	2024	2023		100	4,188	
2	0810	CONCRETE A	0 100	20 3	60.00	SF	6.50	6.50	100	2024	2023		100	390	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10] U3L3 W8 D3L3 S13 W12 W1 U3L3 W7 D3L3 S14 S22 E20 S3 E8 S7 S6 E12 N65 \$	
FOP=[YR=2024;ORIG=44,10] E12 S13 W12 N13 \$	
POP=[YR=2024;ORIG=50,62] E8 S7 W8 N7 \$	
FGR=[YR=2024;ORIG=50,59] W20 N22 W12 S40 E12 S2 E20 N10 N7 N3 \$	
FUS=[YR=2024;ORIG=80,10] S32 E1 S3 E10 N3 E5 N3 N29 W16 \$	
STR=[YR=2024;ORIG=96,39] E3 S6 W8 N3 E5 N3 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,578																						
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							