

LOT 14  
IN OR 2249/1678  
BLACKROCK PARK PBK 8/175

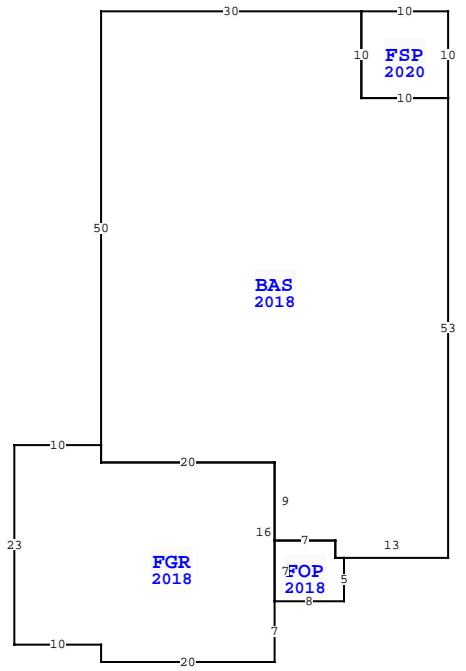
CRAWFORD ZACHARY W & YVONNE  
96309 GRANITE TRAIL  
YULEE, FL 32097

2025

50-3N-28-0305-0014-0000

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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,186	100	2018
FGR	690	55	2018
FOP	54	30	2018
FSP	100	40	2020
TOTALS	3,030		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,622	123.0240	123.02	322,558	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2186 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,494	
TOTAL MARKET OB/XF VALUE		25,591	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		415,085	
SOH/AGL Deduction		127,439	
ASSESSED VALUE		287,646	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		236,924	
TOTAL JUST VALUE		415,085	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003659	SWIM POOL	8,000	04/30/2020
C1803024	CO ISSUED	0	01/15/2019
B1803024	NEW CONSTR	290,187	03/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1678	1/17/2019	WD Q	Q	I	01	275,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CRAWFORD ZACHARY W						
2165/0534	12/05/2017	WD Q	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
1	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	0	0	946.00	SF	5.20	5.20	100
3	0855	CONC PAVER	0	100	30	13	390.00	SF	6.50	6.50	100
4	0862	POOL VINYL	0	100	28	12	336.00	SF	37.50	37.50	100
5	0855	CONC PAVER	0	100	0	0	538.00	SF	6.50	6.50	100
6	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100

TOTAL OB/XF											
25,591											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
04/05/2023			NW	04/09/2024	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2020] W10 BAS=[YR=2018] W30 S50 FGR=[YR=2018] W10 S23 E10 S2 E20 N7 FOP=[YR=2018] E8 N5 W1 N2 W7 S7\$ N16 W20 N2\$ S2 E20 S9 E7 S2 E13 N53 W10 N10\$ S10 E10 N10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00