

LOT 16  
IN OR 2191/1430  
BLACKROCK PARK PBK 8/175

ALLEN CHRISTOPHER M & MARISSA  
96304 GRANITE TRAIL  
YULEE, FL 32097

**2025**

50-3N-28-0305-0016-0000

ELEMENT		CD	BUILDING CHARACTERISTICS	
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		3	100	
Bathrooms		2.5	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	TOT ADJ AREA
BAS	1,353	100	2018	1,353
FGR	722	55	2018	397
FOP	28	30	2018	8
FOP	156	30	2018	47
FUS	882	100	2018	882
STR	54	10	2018	5
TOTALS	3,195			2,692

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	121.9680	121.97	328,343	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019											
Heated Area: 2235					HX Base Yr 2019						
BLD DATE	04/05/2023			NW	LGL DATE						
XF DATE					LAND DATE	04/09/2024					
INC DATE					AG DATE	MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,134
TOTAL MARKET OB/XF VALUE			12,302
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			407,436
SOH/AGL Deduction			128,502
ASSESSED VALUE			278,934
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			228,212
TOTAL JUST VALUE			407,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706516	CO ISSUED	0	04/16/2018
B1706516	NEW CONSTR	291,162	07/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE	
2191/1430	4/20/2018	WD Q	Q I 02		287,700	
GRANTOR: ADVANTAGE HOME BULDE						
GRANTEE: ALLEN CHRISTOPHER M						
2114/0466	4/14/2017	WD Q	V 01		55,500	
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	18	3	54.00	SF	6.50	6.50	100	2018	2018	3	97	340	
2	0811	CONCRETE B	0 100	0	0	1,082.00	SF	5.20	5.20	100	2018	2018	3	97	5,458	
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	92	3,533	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0462	ST/AL FNC	0 100	72	0	288.00	SF	10.00	10.00	100	2018	2018	3	84	2,419	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTALS															12,302	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W16 FOP=[YR=2018] W12 S13 E12 N13\$ S13 W23 S24 FGR=[YR=2018] W11 S22 E11 S2 E20 N9 FOP=[YR=2018] E7 N4 W7 S4\$ N15 W20\$ E20 S11 E19 N48\$ PTR= E20 FUS=[YR=2018] E19 STR=[YR=2018] E6 S9 W6 N9\$ S9 E6 N9 E14 S24 W39 N24\$ W20\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							