

LOT 17
IN OR 2196/1571
BLACKROCK PARK PBK 8/175

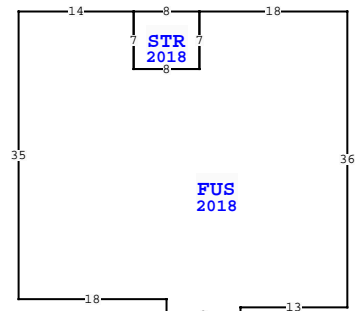
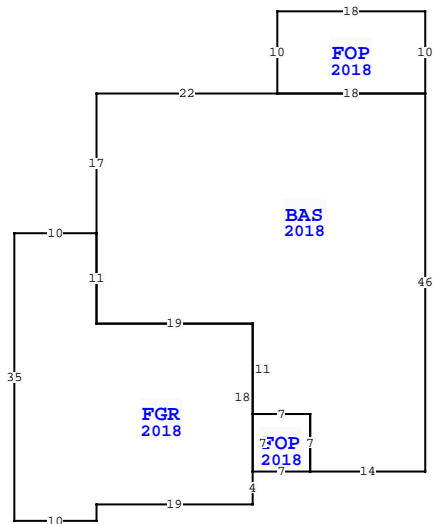
WAGNSTROM WARREN K
PO BOX 16598
FERNANDINA BEACH, FL 32035

2025

50-3N-28-0305-0017-0000

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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,449	100	2018
FGR	768	55	2018
FOP	49	30	2018
FOP	180	30	2018
FUS	1,375	100	2018
STR	56	10	2018
TOTALS	3,877		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,321	109.2960	109.30	362,985	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2824 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			353,910
TOTAL MARKET OB/XF VALUE			6,206
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			435,116
SOH/AGL Deduction			75,211
ASSESSED VALUE			359,905
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			309,183
TOTAL JUST VALUE			435,116
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707935	CO ISSUED	0	05/07/2018
B1707935	NEW CONSTR	362,187	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1571	5/07/2018	WD Q	Q	I	01	302,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WAGNSTROM WARREN K						
2138/1648	8/04/2017	WD Q	Q	V	01	59,000
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	13	3		6.50	100	2018	2018	3	97	246	
2	0812	CONCRETE C	0	100	0	0		4.00	100	2018	2018	3	97	5,960	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES											
BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU											
XF DATE											
INC DATE											
96312 GRANITE TR, YULEE											
TOTAL OB/XF 6,206											

BUILDING DIMENSIONS											
FOP=[YR=2018] N10 W18 S10 BAS=[YR=2018] W22 S17											
FGR=[YR=2018] W10 S35 E10 N2 E19 N4 FOP=[YR=2018] E7 N7 W7											
S7 \$ N18 W19 N11\$ S11 E19 S11 E7 S7 E14 N46 W18\$ E18\$ PTR=											
E20 FUS=[YR=2018] E14 STR=[YR=2018] E8 S7 W8 N7\$ S7 E8 N7											
E18 S36 W13 S1 W9 N2 W18 N35\$ W20\$.											