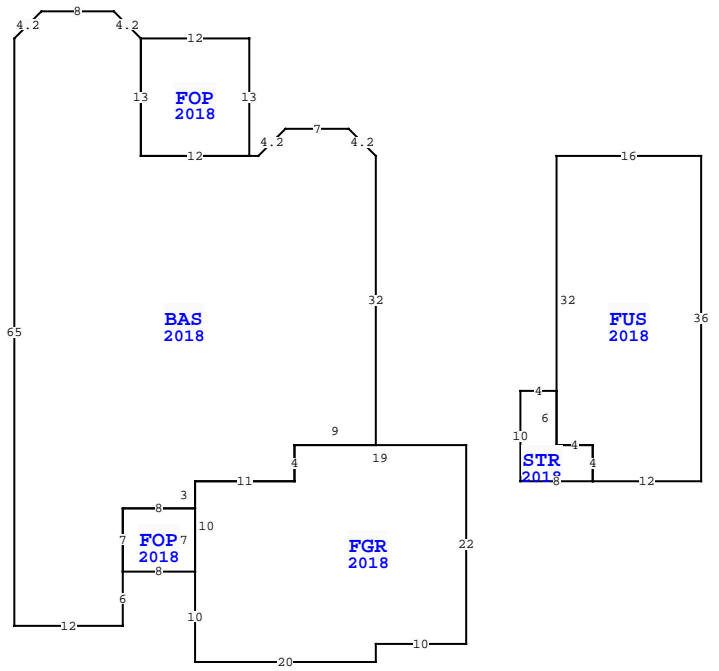


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,865	100	2018
FGR	656	55	2018
FOP	56	30	2018
FOP	156	30	2018
FUS	560	100	2018
STR	56	10	2018
TOTALS	3,349		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	122.8392	122.84	350,831	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2425 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			342,060
TOTAL MARKET OB/XF VALUE			52,130
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			469,190
SOH/AGL Deduction			168,960
ASSESSED VALUE			300,230
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			249,508
TOTAL JUST VALUE			469,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801569	SCRN ENCLSRE	24,429	02/14/2018
C1705335	CO ISSUED	0	01/25/2018
B1706531	SWIM POOL	30,000	11/01/2017
B1705335	NEW CONSTR	308,018	06/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2174/1535	1/26/2018	WD Q	Q	I	02	311,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DAVIS MICHELLE E &						
2115/1643	4/20/2017	WD Q	V	01		55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES		96344 GRANITE TR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0855	CONC PAVER	0 100
2	0855	CONC PAVER	0 100
3	0861	POOL GUNIT	0 100
4	0855	CONC PAVER	0 100
5	0911	SCRN RM A	0 100
6	0476	VF 6 SBPL	0 100
7	0470	VNYL GATE	0 100

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	0855	CONC PAVER	0 100	18	3	54.00	SF	10.00	10.00	100	2018	2018	3	97	524	
2	0855	CONC PAVER	0 100	0	0	998.00	SF	10.00	10.00	100	2018	2018	3	97	9,681	
3	0861	POOL GUNIT	0 100	22	12	264.00	SF	85.00	85.00	100	2018	2018	3	84	18,850	
4	0855	CONC PAVER	0 100	0	0	614.00	SF	10.00	10.00	100	2018	2018	3	97	5,956	
5	0911	SCRN RM A	0 100	0	0	878.00	SF	17.50	17.50	100	2018	2018	3	78	11,985	
6	0476	VF 6 SBPL	0 100	0	0	165.00	LF	32.00	32.00	100	2018	2018	3	92	4,858	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTAL OB/XF 52,130																

BLD DATE		04/05/2023		NW		LGL DATE		04/09/2024		MLU	
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] U3 L3 W7 D3 L3 W1 FOP=[YR=2018] N13 W12 S13 E12\$ W12 N13 U3 L3 W8 D3 L3 S65 E12 N6 FOP=[YR=2018] E8 FGR=[YR=2018] S10 E20 N2 E10 N22 W19 S4 W11 S10\$ N7 W8 S7\$ N7 E8 N3 E11 N4 E9 N32\$ PTR= E20 FUS=[YR=2018] E16 S36 W12 STR=[YR=2018] W8 N10 E4 S6 E4 S4\$ N4 W4 N32\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF 52,130																						
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	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							