LOT 26
BLACKROCK PARK PBK 8/175

**HAMILTON IRENE & RONALD W**
96418 GRANITE TRL
YULEE, FL 32097

**2025**

**50-3N-28-0305-0026-0000**

## BUILDING CHARACTERISTICS

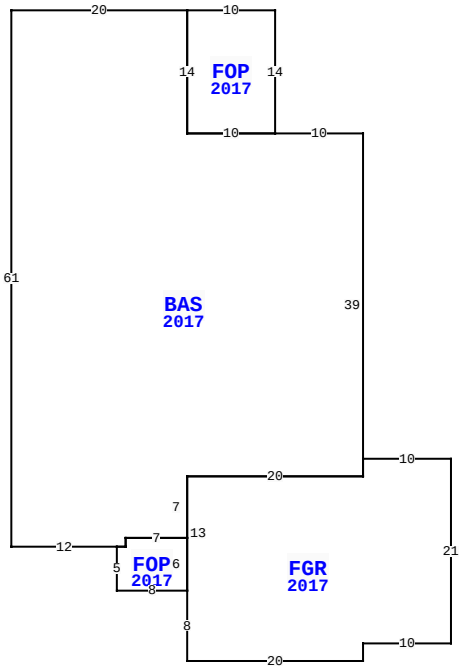
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,993 | 100 | 2017 | 1,993 | 250,942 |
| FGR | 630 | 55 | 2017 | 346 | 43,565 |
| FOP | 47 | 30 | 2017 | 14 | 1,763 |
| FOP | 140 | 30 | 2017 | 42 | 5,288 |
| TOTALS | 2,810 | | | 2,395 | 301,558 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,395 | 129.1444 | 129.14 | 309,290 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1993 HX Base Yr 2021




96418 GRANITE TR, YULEE

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 301,558 |
| TOTAL MARKET OB/XF VALUE | 4,561 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 381,119 |
| SOH/AGL Deduction | 104,320 |
| ASSESSED VALUE | 276,799 |
| TOTAL EXEMPTION VALUE | HX HB SX 100,722 |
| BASE TAXABLE VALUE | 176,077 |
| TOTAL JUST VALUE | 381,119 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 367,575 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1702142 | CO ISSUED | 0 | 02/12/2018 |
| B1702142 | NEW CONSTR | 256,918 | 03/23/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2358/0127 | 4/30/2020 | WD | Q | I | 02 | 282,000 |
| GRANTOR: PYLES CHRISTOPHER R & | | | | | | |
| GRANTEE: HAMILTON IRENE & RO | | | | | | |
| 2181/1978 | 2/26/2018 | WD | Q | I | 01 | 265,700 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: PYLES CHRISTOPHER R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N14 W10 S14 E10$ W10 N14 W20 S61 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S8 E20 N2 E10 N21 W10 S2 W20 S13$ N6 W7 S1 W1$ E1 N1 E7 N7 E20 N39$ .

## EXTRA FEATURES

| LN | 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 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 318 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 850.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 4,243 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,561

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS