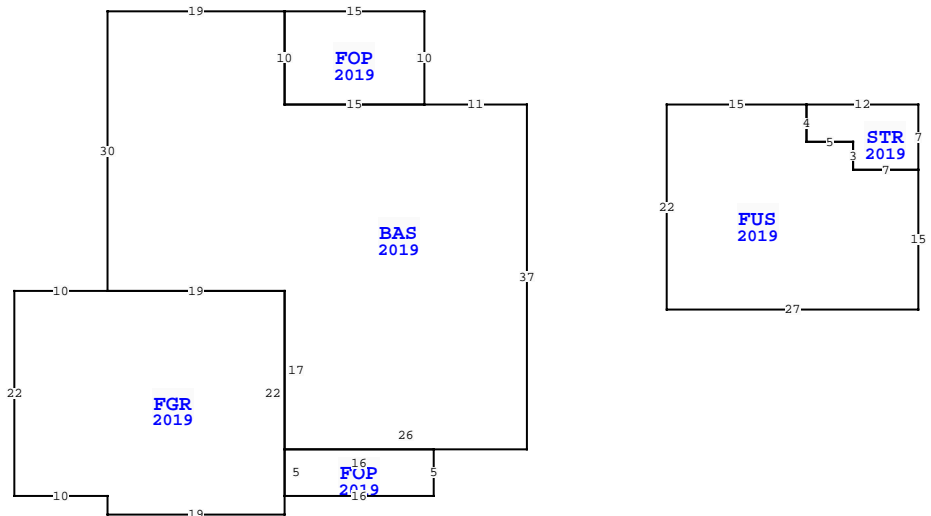


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,505	127.2480	127.25	318,761	2019	2019	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2057 HX Base Yr 2023													



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	1,532	100	2019	1,532	191,048
FGR	676	55	2019	372	46,390
FOP	80	30	2019	24	2,993
FOP	150	30	2019	45	5,611
FUS	525	100	2019	525	65,470
STR	69	10	2019	7	873
TOTALS	3,032			2,505	312,386

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	20	3			6.50	100	2019	2019	3	97	378	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2019	2019	3	97	4,600	

96434 GRANITE TR, YULEE	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 SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	312,386			
TOTAL MARKET OB/XF VALUE	4,978			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	392,364			
SOH/AGL Deduction	48,978			
ASSESSED VALUE	343,386			
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE	292,664			
TOTAL JUST VALUE	392,364			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	378,317			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900745	CO ISSUED	0	09/13/2019
B1900745	NEW CONSTR	288,096	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0568	12/28/2021	WD	Q	I	01	390,000

GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ZHENG WEIMING & WAN						
2249/1828	1/15/2019	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES													
BAS=[YR=2019] W11 FOP=[YR=2019] N10 W15 S10 E15\$ W15 N10 W19 S30 FGR=[YR=2019] W10 S22 E10 S2 E19 N2 FOP=[YR=2019] E16 N5 W16 S5\$ N22 W19\$ E19 S17 E26 N37\$ PTR= E15 FUS=[YR=2019] E15 STR=[YR=2019] E12 S7 W7 N3 W5 N4\$ S4 E5 S3 E7 S15 W27 N22\$ W15\$.													

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							