

LOT 31
BLACKROCK PARK PHASE 2
PBK 2243/170

O'HARA NANCY E & KEVIN P
96458 GRANITE TRL
YULEE, FL 32097

2025

50-3N-28-0305-0031-0000



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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
---------	--	----------	----

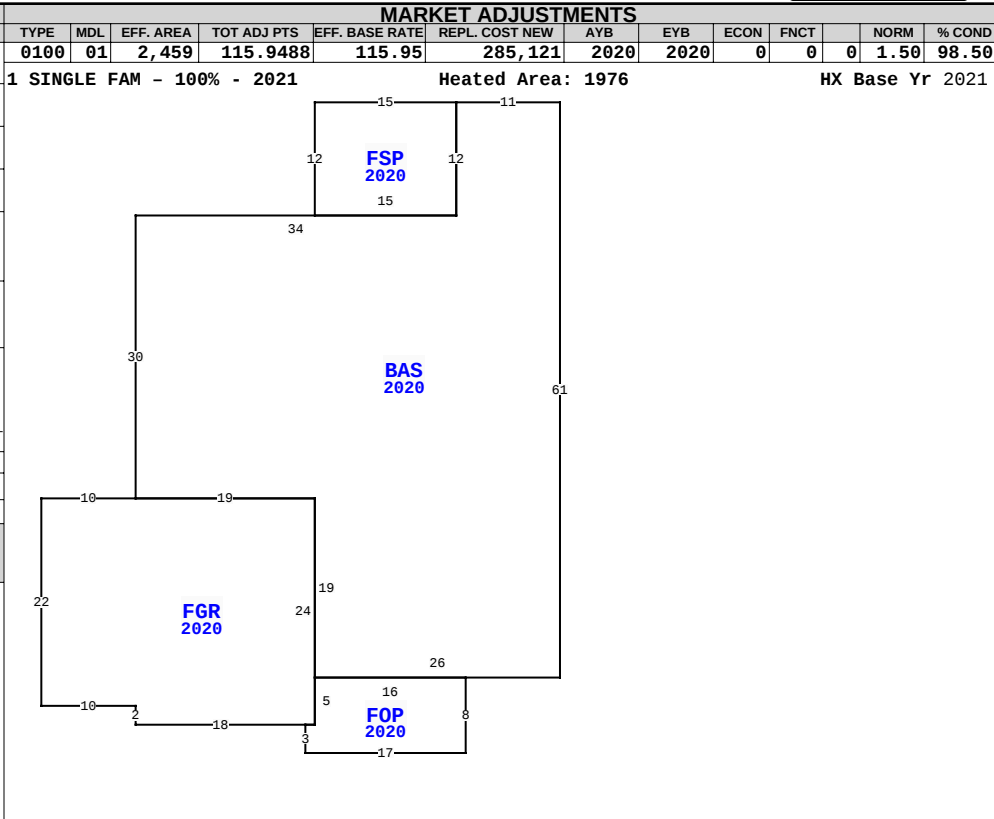
NEIGHBORHOOD/LOC	4031.100
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2020	1,976	225,680
FGR	676	55	2020	372	42,486
FOP	131	30	2020	39	4,454
FSP	180	40	2020	72	8,223

TOTALS	2,963			2,459	280,844
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	980.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	



96458 GRANITE TR, YULEE	BLD DATE 04/05/2023 NW	LGL DATE	04/09/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
4,186									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	280,844		
TOTAL MARKET OB/XF VALUE	4,186		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	360,030		
SOH/AGL Deduction	78,661		
ASSESSED VALUE	281,369		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	230,647		
TOTAL JUST VALUE	360,030		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	347,378		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908075	CO ISSUED	0	04/20/2020
B1908075	NEW CONSTR	278,013	09/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2378/1633	7/16/2020	WD Q	I	01	
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: O'HARA NANCY E & KE					
2249/1884	1/15/2019	WD Q	V	01	
GRANTOR: BLACKROCK PARK LLP					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2020] W11 FSP=[YR=2020] W15 S12 E15 N12\$ S12 W34 S30 FGR=[YR=2020] W10 S22 E10 S2 E18 FOP=[YR=2020] S3 E17 N8 W16 S5 W1\$ E1 N24 W19\$ E19 S19 E26 N61\$.									