

LOT 33
BLACKROCK PARK PHASE 2
PBK 2243/170

MOONEY SHARON ELIZABETH
96474 GRANITE TRL
YULEE, FL 32097

2025

50-3N-28-0305-0033-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,306	127.3118	127.31	293,577	2022	2022	0	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023														Heated Area: 1975												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
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	1,975	100	2022	1,975	250,180																								
FGR	435	55	2022	239	30,275																								
FOP	49	30	2022	15	1,900																								
FSP	185	40	2022	74	9,374																								
PTO	60	5	2022	3	380																								
TOTALS			2,704		2,306	292,109																							
EXTRA FEATURES						96474 GRANITE TR, YULEE												BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU											
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	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	2022	2022	3	99	3,588													
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2022	2022	3	98	6,586													
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294													
4	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2022	2022	3	95	2,280													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294													
LAND DESCRIPTION																		TOTAL OB/XF 13,042											
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												
REVIEW DATE 07/27/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																													