LOT 35
BLACKROCK PARK PHASE 2
PBK 2243/170

SULAJ ARTUR & ALBANA
96490 GRANITE TRAIL
YULEE, FL 32097

2025

50-3N-28-0305-0035-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

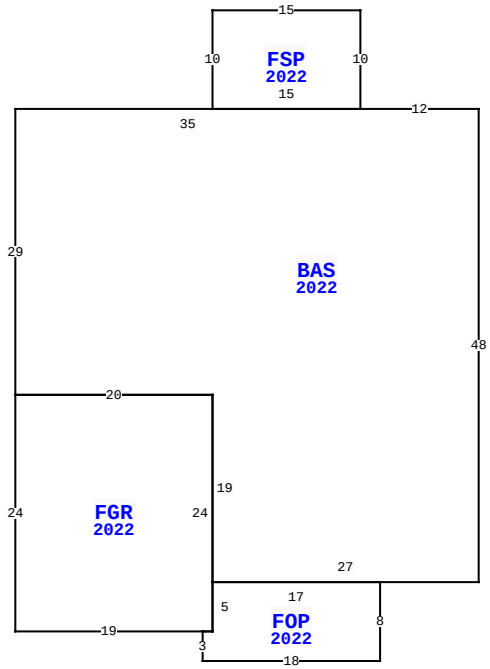
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2022	1,876	223,566
FGR	480	55	2022	264	31,461
FOP	139	30	2022	42	5,005
FSP	150	40	2022	60	7,150
TOTALS	2,645			2,242	267,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	119.7658	119.77	268,524	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1876 HX Base Yr 2023



96490 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,181
TOTAL MARKET OB/XF VALUE		3,876
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,057
SOH/AGL Deduction		44,827
ASSESSED VALUE		301,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,508
TOTAL JUST VALUE		346,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111234	NEW CONSTR	275,555	08/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1737	9/12/2022	WD	Q	I	01	326,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SULAJ ARTUR & ALBAN						
2398/1141	9/24/2020	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N10 W15 S10 E15$ W35 S29 FGR=[YR=2022] S24 E19 FOP=[YR=2022] S3 E18 N8 W17 S5 W1$ E1 N24 W20$ E20 S19 E27 N48$.

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	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	2022	2022	3	99	3,876	

LAND DESCRIPTION

TOTAL OB/XF 3,876

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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS