LOT 38
BLACKROCK PARK PHASE 2
PBK 2243/170

MERZ ANTHONY V & PAIGE E
96522 GRANITE TRAIL
YULEE, FL 32097

2025

50-3N-28-0305-0038-0000

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 50
Interior Floo	14	CARPET 50
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

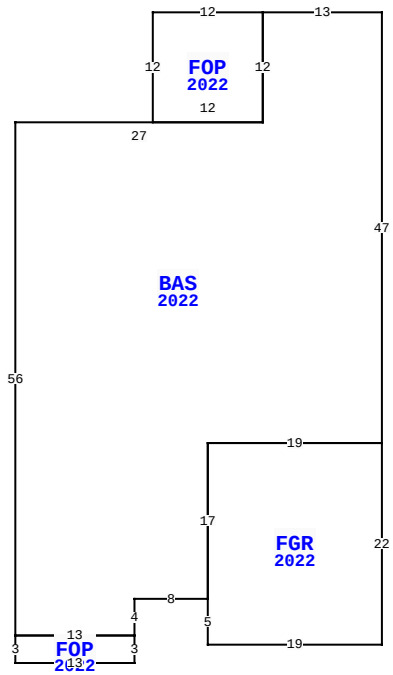
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2022	1,965	231,845
FGR	418	55	2022	230	27,137
FOP	39	30	2022	12	1,416
FOP	144	30	2022	43	5,074
TOTALS	2,566			2,250	265,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	118.5800	118.58	266,805	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1965 HX Base Yr 2023



96522 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		265,471
TOTAL MARKET OB/XF VALUE		4,031
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,502
SOH/AGL Deduction		44,587
ASSESSED VALUE		299,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,193
TOTAL JUST VALUE		344,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109076	NEW CONSTR	282,117	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1362	9/16/2022	WD	Q	I	01	324,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MERZ ANTHONY V & PA						
2450/0858	3/31/2021	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W12 S12 E12 N12$ S12 W27 S56 FOP=[YR=2022] S3 E13 N3 W13$ E13 N4 E8 FGR=[YR=2022] S5 E19 N22 W19 S17$ N17 E19 N47$.

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	783.00	SF	5.20	5.20	100	2022	2022	3	99	4,031	

LAND DESCRIPTION

TOTAL OB/XF 4,031

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