LOT 43
BLACKROCK PARK PHASE 2
PBK 2243/170

FREDERICKS JUSTIN & JAMIE
96562 GRANITE TRAIL
YULEE, FL 32097

2025

50-3N-28-0305-0043-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

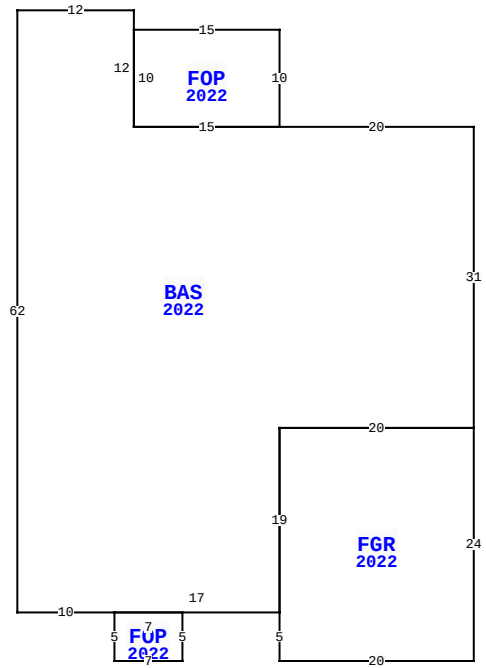
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2022	2,114	254,410
FGR	480	55	2022	264	31,771
FOP	35	30	2022	10	1,204
FOP	150	30	2022	45	5,416
TOTALS	2,779			2,433	292,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	120.9516	120.95	294,271	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2114 HX Base Yr



96562 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	292,800
TOTAL MARKET OB/XF VALUE	3,671
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	371,471
SOH/AGL Deduction	2,228
ASSESSED VALUE	369,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,243
TOTAL JUST VALUE	371,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114762	NEW CONSTR	348,823	10/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1707	9/27/2022	WD	Q	I	01	340,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: FREDERICKS JUSTIN &						
2472/1332	6/18/2021	WD	Q	V	01	72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15$ W15 N12 W12 S62 E10 FOP=[YR=2022] S5 E7 N5 W7$ E17 FGR=[YR=2022] S5 E20 N24 W20 S19$ N19 E20 N31$.

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	0	0	0	713.00	SF	5.20	5.20	100	2022	2022	3	99	3,671	

LAND DESCRIPTION

TOTAL OB/XF 3,671

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	0		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