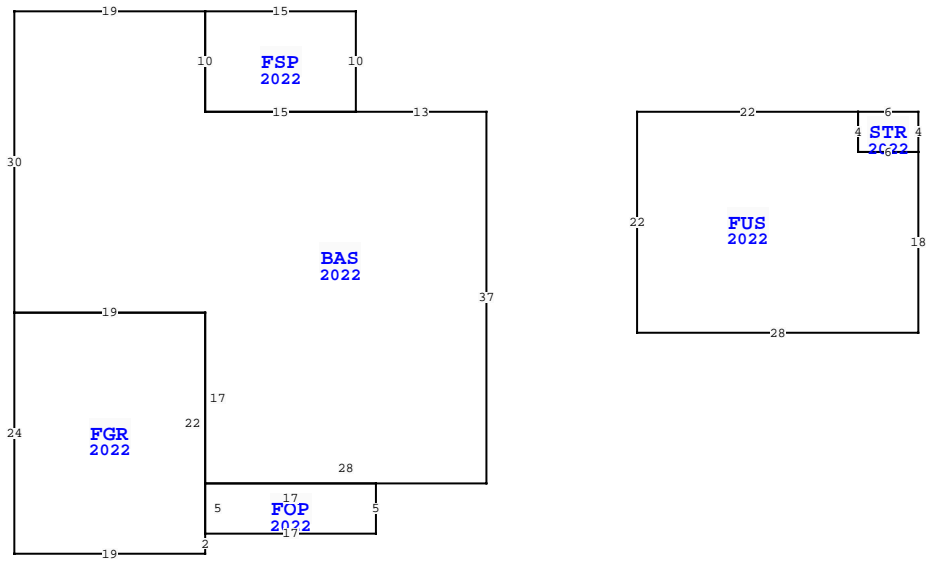


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,537	124.0800	124.08	314,791	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2198 HX Base Yr 2023												



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	1,606	100	2022	1,606	198,276
FGR	456	55	2022	251	30,988
FOP	85	30	2022	26	3,210
FSP	150	40	2022	60	7,408
FUS	592	100	2022	592	73,088
STR	24	10	2022	2	247
TOTALS	2,913			2,537	313,217

EXTRA FEATURES																
L	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			5.20	100	2022	2022	3	99	3,840	

96567 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,217	
TOTAL MARKET OB/XF VALUE		3,840	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		392,057	
SOH/AGL Deduction		50,625	
ASSESSED VALUE		341,432	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		290,710	
TOTAL JUST VALUE		392,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108495	NEW CONSTR	316,572	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0552	8/31/2022	WD Q	Q	I	01	344,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GILBERT SURVELLA						
2459/1768	5/04/2021	WD Q	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FSP=[YR=2022] N10 W15 S10 E15\$ W15 N10 W19 S30 FGR=[YR=2022] S24 E19 N2 FOP=[YR=2022] E17 N5 W17 S5\$ N22 W19\$ E19 S17 E28 N37\$ PTR=E15 FUS=[YR=2022] E22 STR=[YR=2022] E6 S4 W6 N4\$ S4 E6 S18 W28 N22\$ W15\$.	

TOTAL OB/XF																								
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	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							

LAND DESCRIPTION																								
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	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							