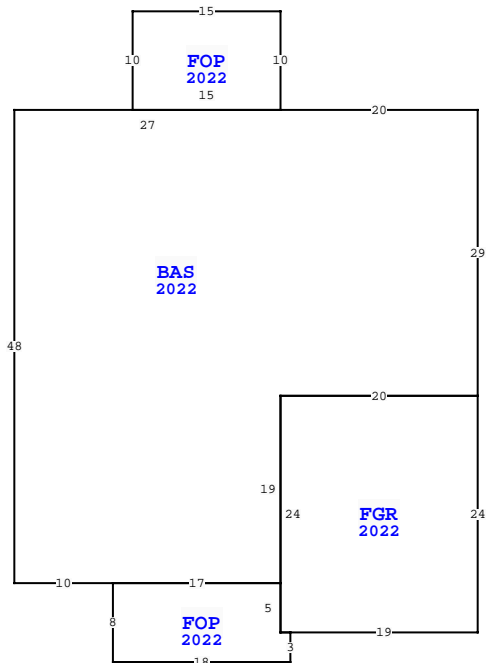


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,227	118.5800	118.58	264,078	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 1876 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	1,876	100	2022	1,876	221,344
FGR	480	55	2022	264	31,148
FOP	139	30	2022	42	4,955
FOP	150	30	2022	45	5,309
TOTALS	2,645			2,227	262,758

EXTRA FEATURES																
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	740.00	SF	5.20	5.20	100	2022	2022	3	99	3,810	
2	0810	CONCRETE A	0	100	0	57.00	SF	6.50	6.50	100	2022	2022	3	99	367	

96559 GRANITE TR, YULEE		BLD DATE	04/05/2023	NW	LGL DATE	
		XF DATE			LAND DATE	04/09/2024
		INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,758
TOTAL MARKET OB/XF VALUE			4,177
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			341,935
SOH/AGL Deduction			44,234
ASSESSED VALUE			297,701
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			246,979
TOTAL JUST VALUE			341,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113019	NEW CONSTR	313,985	09/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0124	9/02/2022	WD Q	Q	I	01	341,200

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: BORKOSKI NICOLE

2479/0282	7/08/2021	WD Q	V	01	65,500
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GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15\$ W27 S48 E10 FOP=[YR=2022] S8 E18 N3 FGR=[YR=2022] E19 N24 W20 S24 E1\$ W1 N5 W17\$ E17 N19 E20 N29\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							