LOT 68
BLACKROCK PARK PHASE 2
PBK 2243/170

BENGE HEATHER H
96543 GRANITE TRL
YULEE, FL 32097

2025

50-3N-28-0305-0068-0000

BUILDING CHARACTERISTICS

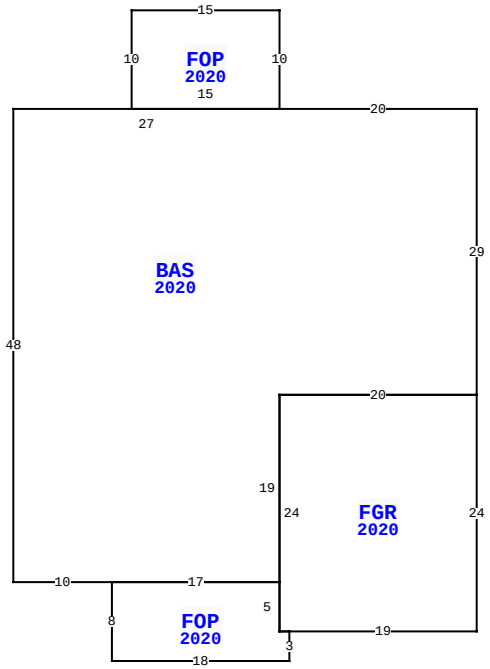
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2020	1,876	225,494
FGR	480	55	2020	264	31,733
FOP	139	30	2020	42	5,048
FOP	150	30	2020	45	5,409
TOTALS	2,645			2,227	267,685

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	122.0296	122.03	271,761	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1876 HX Base Yr 2021



96543 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,685
TOTAL MARKET OB/XF VALUE		4,021
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,706
SOH/AGL Deduction		84,743
ASSESSED VALUE		261,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,241
TOTAL JUST VALUE		346,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C200204	CO ISSUED	0	08/07/2020
B200204	NEW CONSTR	258,544	01/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1247	9/16/2020	WD	Q	I	01	265,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BENGE HEATHER H						
2302/0388	8/30/2019	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N10 W15 S10 E15$ W27 S48 E10 FOP=[YR=2020] S8 E18 N3 FGR=[YR=2020] E19 N24 W20 S24 E1$ W1 N5 W17$ E17 N19 E20 N29$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	98	382	
2	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	2020	2020	3	98	3,639	

LAND DESCRIPTION

TOTAL OB/XF 4,021

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 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS