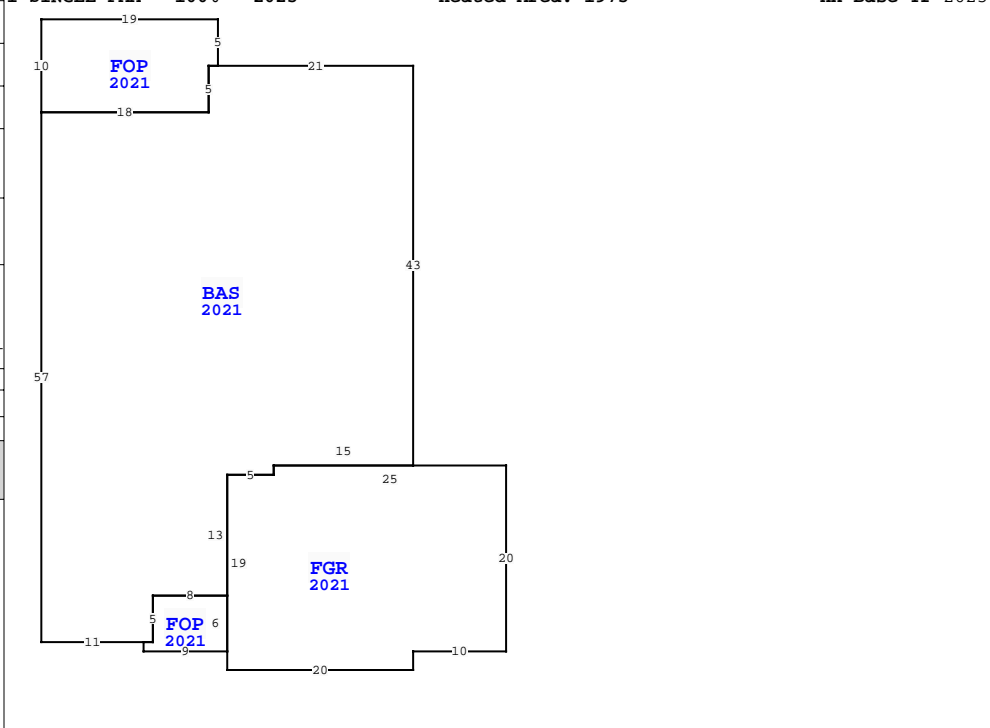


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,395	125.9104	125.91	301,554	2021	2021	0	0	1.00	99.00	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			298,538
TOTAL MARKET OB/XF VALUE			3,782
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			377,320
SOH/AGL Deduction			0
ASSESSED VALUE			377,320
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			321,598
TOTAL JUST VALUE			377,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,816

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	1,975	100	2021	1,975	246,185
FGR	635	55	2021	349	43,504
FOP	49	30	2021	15	1,870
FOP	185	30	2021	56	6,980
TOTALS	2,844			2,395	298,538

96519 GRANITE TR, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009599	CO ISSUED	0	10/29/2021
B2009599	NEW CONSTR	278,518	10/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0176	10/29/2021	WD	Q	I	02	317,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GEIS SKYLER DOUGLAS						
2513/0174	10/29/2021	WD	Q	V	01	65,500
GRANTOR: W R HOWELL COMPANY						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0812	CONCRETE C	0	100	0	955.00	SF	4.00	4.00	100	2021	2021	3	99	3,782	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2021] W21 FOP=[YR=2021] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2021] S1 E9 FGR=[YR=2021] S2 E20 N2 E10 N20 W25 S1 W5 S19\$ N6 W8 S5 W1\$ E1 N5 E8 N13 E5 N1 E15 N43\$.

LAND DESCRIPTION																	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									