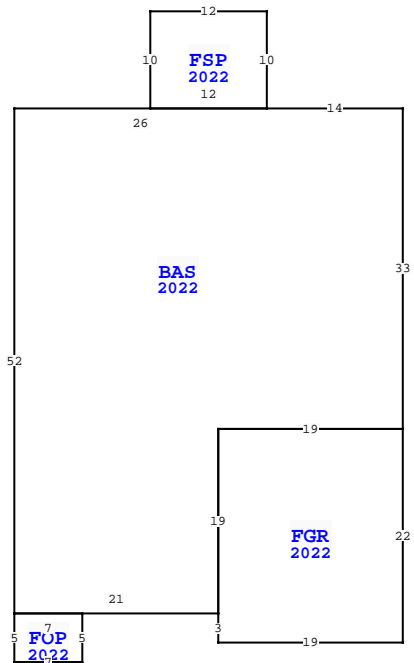




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,719	100	2022
FGR	418	55	2022
FOP	35	30	2022
FSP	120	40	2022
TOTALS	2,292		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
				Heated Area: 1719			HX Base Yr 2025				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			235,941
TOTAL MARKET OB/XF VALUE			4,199
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			315,140
SOH/AGL Deduction			0
ASSESSED VALUE			315,140
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			264,418
TOTAL JUST VALUE			315,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018084	NEW CONSTR	284,024	12/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/987	6/07/2024	WD Q	Q	I	01	380,000
GRANTOR: TEEKASINGH CAMAINE M						
GRANTEE: BRAY STEPHEN RICHA						
2599/0092	10/21/2022	WD Q	Q	I	01	298,600
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TEEKASINGH CAMAINE						

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	0			737.00	100	2022	2022	3	99	3,794	
2	0810	CONCRETE A	0	100	0	0			63.00	100	2022	2022	3	99	405	

96495 GRANITE TR, YULEE	BLD DATE	04/05/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/09/2024
	INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] N10 W12 S10 E12\$ W26 S52	
FOP=[YR=2022] S5 E7 N5 W7\$ E21 FGR=[YR=2022] S3 E19 N22 W19	
S19\$ N19 E19 N33\$.	

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							