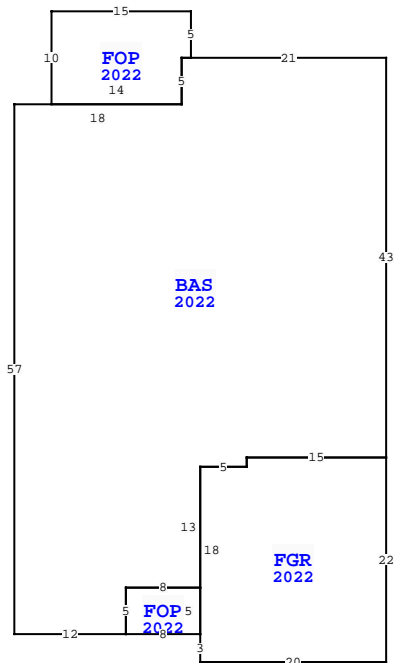


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,270	118.5800	118.58	269,177	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2023 Heated Area: 1975 HX Base Yr													



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	2022	1,975	233,025
FGR	435	55	2022	239	28,199
FOP	40	30	2022	12	1,416
FOP	145	30	2022	44	5,192
TOTALS	2,595			2,270	267,831

EXTRA FEATURES 96487 GRANITE TR, YULEE

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

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	0	695.00	SF	5.20	5.20	100	2022	2022	3	99	3,578	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,831
TOTAL MARKET OB/XF VALUE			3,578
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			346,409
SOH/AGL Deduction			2,210
ASSESSED VALUE			344,199
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,199
TOTAL JUST VALUE			346,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108499	CO ISSUED	0	05/16/2022
B2108499	NEW CONSTR	284,790	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0947	5/13/2022	WD Q	Q	I	01	286,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: KALIPERSAD DANNY K						
2317/0887	10/29/2019	WD Q	Q	V	05	262,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W21 FOP=[YR=2022] N5 W15 S10 E14 N5 E1\$ W1 S5 W18 S57 E12 FOP=[YR=2022] E8 FGR=[YR=2022] S3 E20 N22 W15 S1 W5 S18\$ N5 W8 S5\$ N5 E8 N13 E5 N1 E15 N43\$.	

LAND DESCRIPTION		TOTAL OB/XF														3,578								
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							