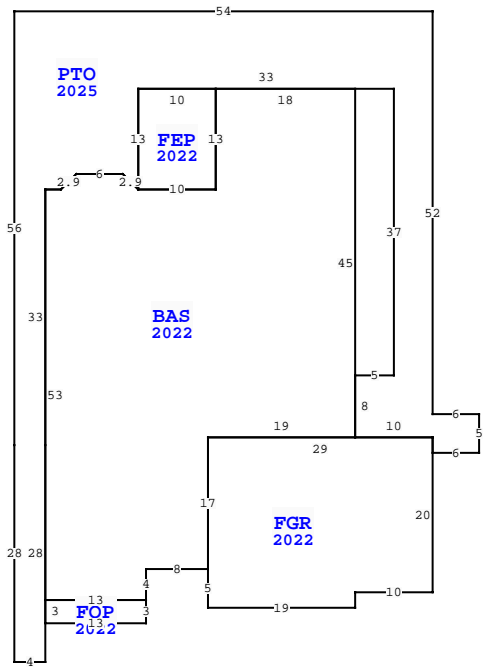




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	1,939	100	2022
FEP	130	80	2022
FGR	618	55	2022
FOP	39	30	2022
PTO	1,271	5	2025
TOTALS	3,997		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,459	126.5088	126.51	311,088	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1939	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		309,533	
TOTAL MARKET OB/XF VALUE		13,903	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,436	
SOH/AGL Deduction		29,028	
ASSESSED VALUE		369,408	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		318,686	
TOTAL JUST VALUE		398,436	
NCON VALUE		31,535	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113572	NEW CONSTR	335,197	10/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1860	10/07/2022	WD	Q	I	01	351,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NGO BACH & KIM NGAN						
2423/1720	1/04/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

EXTRA FEATURES		96479 GRANITE TR, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0810	CONCRETE A	6.50
2	0855	CONC PAVER	10.00

TOTAL OB/XF										13,903									
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	0810	CONCRETE A	0	100	0	964.00	SF	6.50	6.50	100	2022	2022	3	99	6,203				
2	0855	CONC PAVER	0	100	0	770.00	SF	10.00	10.00	100	2025	2023		100	7,700				

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W18 S13 W10 U2L2 W6 D2L2 W2 S53 E13 N4 E8 N17 E19 N45 \$	
PTO=[YR=2025;ORIG=-44,74] E4 N28 N33 E2 U2R2 E6 D2R2 N13 E33 S37 W5 S8 E10 S2 E6 N5 W6 N52 W54 S56 S28 \$	
FGR=[YR=2022;ORIG=-19,62] S5 E19 N2 E10 N20 W29 S17 \$	
FEP=[YR=2022;ORIG=-18,0] W10 S13 E10 N13 \$	
FOP=[YR=2022;ORIG=-40,66] S3 E13 N3 W13 \$	

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							