LOT 77
BLACKROCK PARK PHASE 2
PBK 2243/170

HINLICKY BARBARA A
96471 GRANITE TRAIL
YULEE, FL 32097

2025

50-3N-28-0305-0077-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

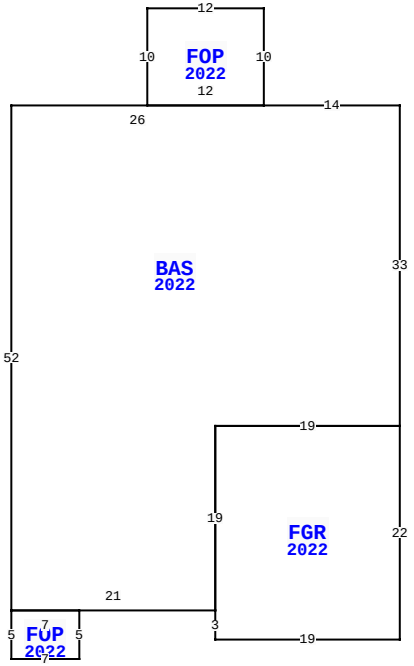
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	2022	1,719	202,820
FGR	418	55	2022	230	27,137
FOP	35	30	2022	10	1,180
FOP	120	30	2022	36	4,248
TOTALS	2,292			1,995	235,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	118.5800	118.58	236,567	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1719 HX Base Yr 2023



96471 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,384
TOTAL MARKET OB/XF VALUE	3,897
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	314,281
SOH/AGL Deduction	126,046
ASSESSED VALUE	188,235
TOTAL EXEMPTION VALUE	HX HB WX SX 105,722
BASE TAXABLE VALUE	82,513
TOTAL JUST VALUE	314,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113020	NEW CONSTR	284,024	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0674	9/23/2022	WD	Q	I	01	306,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HINLICKY BARBARA A						
2380/0215	6/29/2020	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[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$.

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	0811	CONCRETE B	0	100	0	0	757.00	SF	5.20	5.20	100	2022	2022	3	99	3,897	

LAND DESCRIPTION

TOTAL OB/XF 3,897

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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS