

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 Floor	11	CLAY TILE 50
Interior Floor	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	2,383	124.5090	124.51	296,707	2019	2019	0	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1974 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	1,974	100	2019	1,974	240,867
FGR	618	55	2019	340	41,486
FOP	52	30	2019	16	1,952
FSP	132	40	2019	53	6,467
TOTALS	2,776			2,383	290,773

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	0810	CONCRETE A	0	100	23	3		69.00	6.50	100	2019	2019	3	97	435	
2	0811	CONCRETE B	0	100	0	0		930.00	5.20	100	2019	2019	3	97	4,691	
3	0855	CONC PAVER	0	100	0	0		1,940.00	10.00	100	2024	2023		100	19,400	
4	0476	VF 6 SBPL	0	100	0	0		144.00	32.00	100	2024	2023		99	4,562	
5	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2024	2023		99	297	

96455 GRANITE TR, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			290,773
TOTAL MARKET OB/XF VALUE			29,385
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			395,158
SOH/AGL Deduction			1,957
ASSESSED VALUE			393,201
TOTAL EXEMPTION VALUE	13		393,201
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			395,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013928	COMP ROOF 110SF	3,531	10/30/2023
C1900512	CO ISSUED	0	02/18/2020
B1900512	NEW CONSTR	273,769	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0530	3/07/2023	WD	Q	I	01	430,000
GRANTOR: HELLER RUSS						
GRANTEE: BENITEZ AYALA CARLO						
2378/0996	7/15/2020	WD	Q	I	01	279,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HELLER RUSS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019;ORIG=0,0] W13 S11 W14 U2L2 W9 D2L2 S56 E13 N4 E8 N17 E19 N46 \$	
FGR=[YR=2019;ORIG=-19,63] S5 E19 N2 E10 N20 W29 S17 \$	
FSP=[YR=2019;ORIG=-13,0] W12 S11 E12 N11 \$	
FOP=[YR=2019;ORIG=-40,67] S4 E13 N4 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							