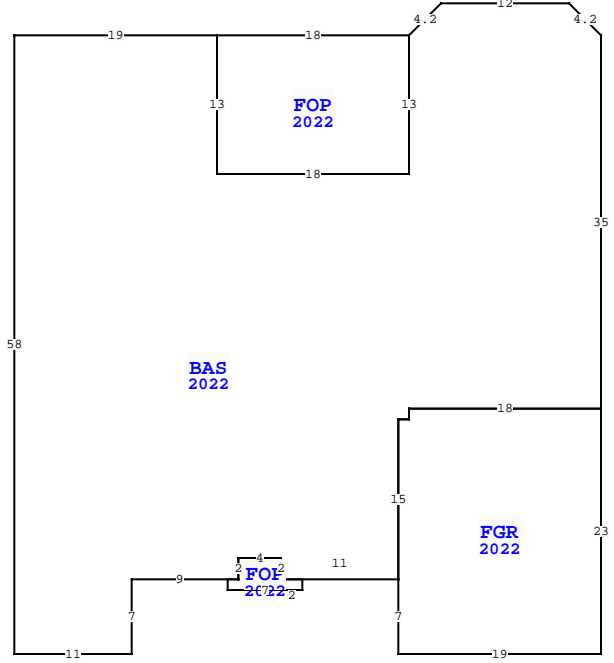




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,382	100	2022
FGR	436	55	2022
FOP	15	30	2022
FOP	234	30	2022
TOTALS	3,067		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,696	117.2160	117.22	316,025	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2382 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			314,445
TOTAL MARKET OB/XF VALUE			7,722
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			397,167
SOH/AGL Deduction			50,467
ASSESSED VALUE			346,700
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			245,978
TOTAL JUST VALUE			397,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006566	R/R RES	14,816	06/17/2025
C2104388	CO ISSUED	0	02/11/2022
B2104388	NEW CONSTR	339,076	04/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0596	2/11/2022	WD Q	Q	I	01	396,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BEHEL JOHNSON KRIST						
2428/0514	1/20/2021	WD Q	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

EXTRA FEATURES		96439 GRANITE TR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0476	VF 6 SBPL	0 100
3	0470	VNYL GATE	0 100

L	OB/XF	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	712.00	SF	5.20	5.20	100	2022	2022	3	99	3,665	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2022	2022	3	98	3,763	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
TOTAL OB/XF 7,722																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] U3 L3 W12 D3 L3 FOP=[YR=2022] W18 S13 E18 N13\$ S13 W18 N13 W19 S58 E11 N7 E9 FOP=[YR=2022] S1 E7 N1 W2 N2 W4 S2 W1\$ E1 N2 E4 S2 E11 FGR=[YR=2022] S7 E19 N23 W18 S1 W1 S15\$ N15 E1 N1 E18 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,722																						
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							