

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	3,006	114.8620	114.86	345,269	2019	2019	0	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2021 Heated Area: 2587 HX Base Yr 2021														

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

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	1,612	100	2019	1,612	181,451
FGR	640	55	2019	352	39,622
FOP	100	30	2019	30	3,377
FOP	110	30	2019	33	3,714
FUS	975	100	2019	975	109,749
STR	40	10	2019	4	450
TOTALS	3,477			3,006	338,364

EXTRA FEATURES		96431 GRANITE TR, YULEE	
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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	0855	CONC PAVER	0	100	19	3		57.00	10.00	100	2019	2019	3	97	553	
2	0855	CONC PAVER	0	100	0	0		664.00	SF	10.00	100	2019	2019	3	97	6,441

LAND DESCRIPTION														TOTAL OB/XF				6,994
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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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		338,364			
TOTAL MARKET OB/XF VALUE		6,994			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		420,358			
SOH/AGL Deduction		155,297			
ASSESSED VALUE		265,061			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		214,339			
TOTAL JUST VALUE		420,358			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		405,161			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900328	CO ISSUED	0	11/18/2019
B1900328	NEW CONSTR	348,284	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1016	7/17/2020	WD Q	Q	I	01	344,900

GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: STILES ARTHUR G & J						
2249/1800	1/15/2019	WD Q	V	01		65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W25 S4 W11 FOP=[YR=2019] W11 S10 E11 N10\$ S10 W11 S36 E10 FOP=[YR=2019] S8 E13 N4 W1 N4 W12\$ E12 S4 E4 FGR=[YR=2019] E21 N40 W10 S19 W11 S3 S3 E3 S15\$ N15 W3 N3 E3 N3 E11 N19 E10 N14\$ PTR= E15 FUS=[YR=2019] E25 S39 W15 S2 W10 N17 STR=[YR=2019] W5 N4 E10 S4 W5\$ E5 N4 W5 N20\$ W15\$.