LOT 1
BLACKROCK PARK PBK 8/175

TURNER LANE
96413 GRANITE TRL
YULEE, FL 32097

**2026**

**50-3N-28-0305-0001-0000**

## BUILDING CHARACTERISTICS

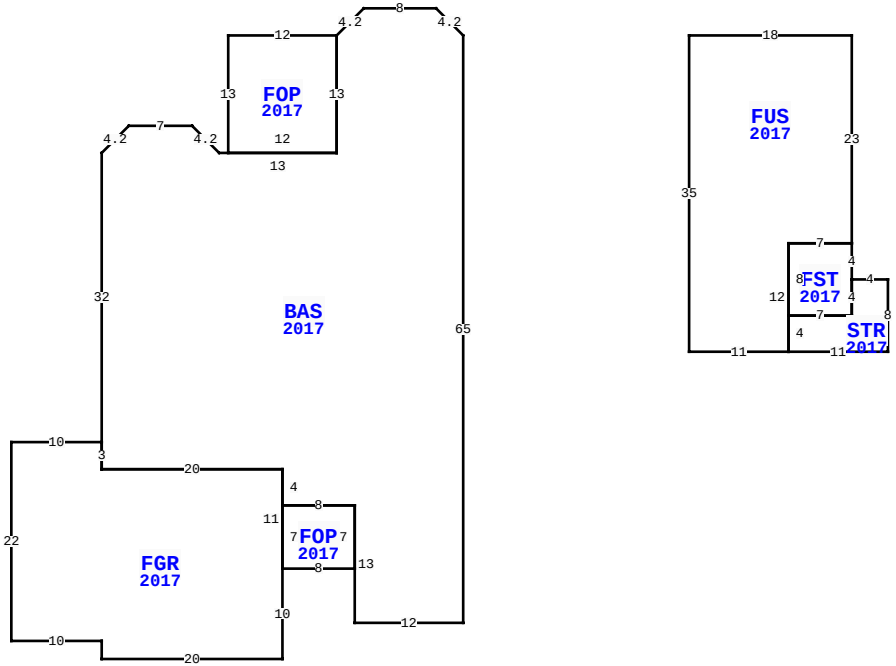
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,881 | 100 | 2017 | 1,881 | 230,181 |
| FGR | 640 | 55 | 2017 | 352 | 43,075 |
| FOP | 56 | 30 | 2017 | 17 | 2,081 |
| FOP | 156 | 30 | 2017 | 47 | 5,751 |
| FST | 56 | 55 | 2017 | 31 | 3,793 |
| FUS | 546 | 100 | 2017 | 546 | 66,815 |
| STR | 60 | 10 | 2017 | 6 | 734 |
| TOTALS | 3,395 | | | 2,880 | 352,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,880 | 120.7712 | 126.81 | 365,213 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM 100% - 2021 Heated Area: 2427 HX Base Yr 2021




96413 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 | | 352,431 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 427,431 |
| SOH/AGL Deduction | | 103,763 |
| ASSESSED VALUE | | 323,668 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 272,257 |
| TOTAL JUST VALUE | | 427,431 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 416,955 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B175519? | CO ISSUED | 0 | 09/07/2017 |
| B175519? | NEW CONSTR | 308,354 | 03/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2359/1997 | 4/30/2020 | WD | Q | I | 01 | 335,000 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: TURNER LANE | | | | | | |
| 2106/0422 | 2/21/2017 | WD | Q | V | 01 | 55,500 |
| GRANTOR: BLACKROCK PARK LLP | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 W8 D3 L3 FOP=[YR=2017] W12 S13 E12 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2017] W10 S22 E10 S2 E20 N10 FOP=[YR=2017] E8 N7 W8 S7$ N11 W20 N3$ S3 E20 S4 E8 S13 E12 N65$ PTR= E25 FUS=[YR=2017] E18 S23 FST=[YR=2017] S4 STR=[YR=2017] E4 S8 W11 N4 E7 N4$ S4 W7 N8 E7$ W7 S12 W11 N35$ W25$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS