LOT 2
BLACKROCK PARK PBK 8/175

**MCCROSSAN PATRICK**
96405 GRANITE TRL
YULEE, FL 32097

**2026**

**50-3N-28-0305-0002-0000**

## 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 100 |
| 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 |

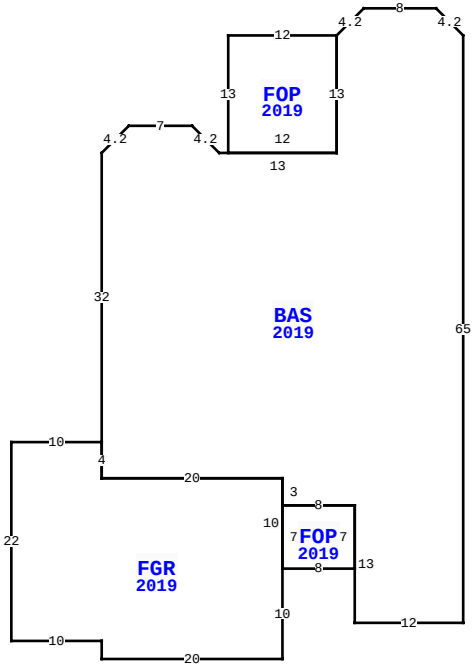
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,901 | 100 | 2019 | 1,901 | 253,852 |
| FGR | 620 | 55 | 2019 | 341 | 45,535 |
| FOP | 56 | 30 | 2019 | 17 | 2,270 |
| FOP | 156 | 30 | 2019 | 47 | 6,276 |
| TOTALS | 2,733 | | | 2,306 | 307,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,306 | 130.4380 | 136.96 | 315,830 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 1901 HX Base Yr 2020




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

96405 GRANITE TR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 307,934 |
| TOTAL MARKET OB/XF VALUE | | 3,430 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 386,364 |
| SOH/AGL Deduction | | 121,398 |
| ASSESSED VALUE | | 264,966 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 208,555 |
| TOTAL JUST VALUE | | 386,364 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 378,170 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19012763 | CO ISSUED | 0 | 12/17/2019 |
| 19004888 | NEW CONSTR | 268,979 | 05/10/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2327/0823 | 12/19/2019 | WD | Q | I | 01 | 306,000 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: MCCROSSAN PATRICK | | | | | | |
| 2177/1970 | 2/12/2018 | WD | Q | V | 01 | 61,700 |
| GRANTOR: BLACKROCK PARK LLP | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 FOP=[YR=2019] W12 S13 E12 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7$ N10 W20 N4$ S4 E20 S3 E8 S13 E12 N65$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2019 | 2019 | 3 | 98 | 3,430 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,430

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS