



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,901	100
FGR	620	55
FOP	56	30
FOP	169	30
FUS	552	100
STR	64	10
TOTALS	3,362	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,868	120.1508	126.16	361,827	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2022 Heated Area: 2453 HX Base Yr 2022											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			356,400
TOTAL MARKET OB/XF VALUE			50,000
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			481,400
SOH/AGL Deduction			79,659
ASSESSED VALUE			401,741
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			350,330
TOTAL JUST VALUE			481,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,846
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017989	SWIM POOL	81,341	12/07/2022
B197305	CO ISSUED	0	08/17/2021
B197305	NEW CONSTR	337,486	08/26/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2490/1481	8/16/2021	WD Q I	01
GRANTOR: ADVANTAGE HOME BUILDE			
GRANTEE: CARTER JEREMY W & S			
2178/0041	1/12/2018	WD Q V	01
GRANTOR: BLACKROCK PARK LLP			
GRANTEE: ADVANTAGE HOME BUIL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2021] U3 L3 W8 D3 L3 FOP=[YR=2021] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2021] W10 S22 E10 S2 E20 N10 FOP=[YR=2021] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N6\$ PTR= E20 FUS=[YR=2021] E16 S26 STR=[YR=2021] E4 S10 W10 N4 E6 N6\$ S6 W6 S4 W10 N36\$ W20\$.			

TOTALS		3,362				2,888		350,400		96397 GRANITE TR, YULEE					XF DATE				LAND DATE		04/09/2024		MLU	
EXTRA FEATURES												INC DATE						AG DATE						
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		
4	0860	POOL/SPA		1	100	0	0	1.00		UT	50,000.00		50,000.00		100	2023	2023	04	100	50,000				