LOT 4
BLACKROCK PARK PBK 8/175

SOUDERS AARON & CHRISTINE
96389 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0004-0000

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 60
Interior Floo	14	CARPET 40
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

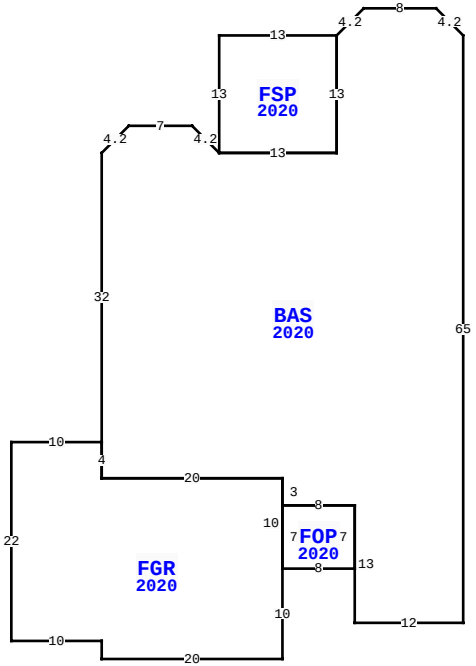
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2020	1,901	248,409
FGR	620	55	2020	341	44,560
FOP	56	30	2020	17	2,222
FSP	169	40	2020	68	8,886
TOTALS	2,746			2,327	304,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	126.9884	133.34	310,282	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2023 Heated Area: 1901 HX Base Yr 2023



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

96389 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,076
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,076
SOH/AGL Deduction		42,072
ASSESSED VALUE		337,004
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		280,593
TOTAL JUST VALUE		379,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907274	NEW CONSTR	268,979	08/04/2020
B1907274	NEW CONSTR	268,979	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1698	9/22/2022	WD	Q	I	02	445,000
GRANTOR: CARTER THOMAS DANIEL						
GRANTEE: SOUDERS AARON & CHR						
2383/0636	8/04/2020	WD	Q	I	01	321,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CARTER THOMAS DANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W8 D3 L3 FSP=[YR=2020] W13 S13 E13 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2020] W10 S22 E10 S2 E20 N10 FOP=[YR=2020] 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

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 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