LOT 6
IN OR 2246/1212
BLACKROCK PARK PBK 8/175

HAGINS HAROLD G III & JENNIFER
96373 GRANITE TRL
YULEE, FL 32097

2026

50-3N-28-0305-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

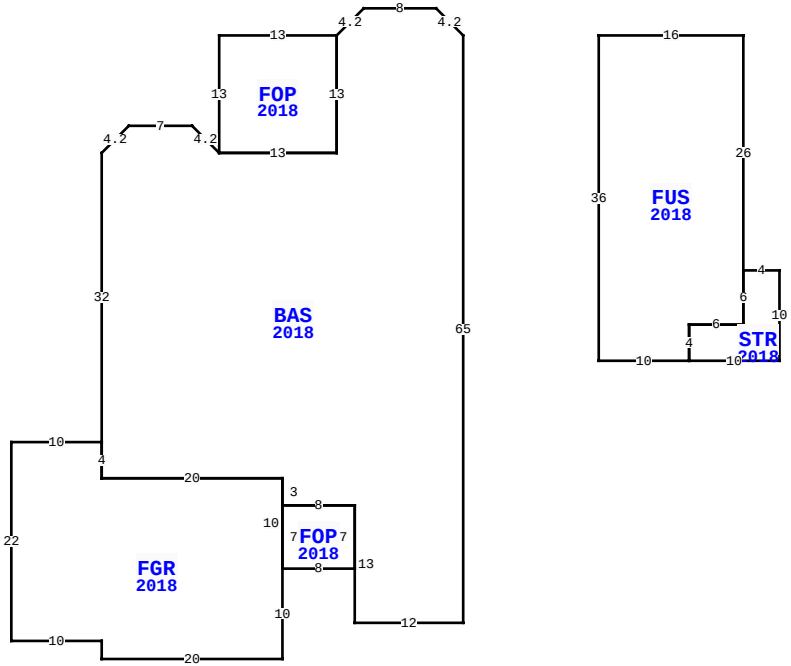
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,901	100	2018	1,901	239,237
FGR	620	55	2018	341	42,914
FOP	56	30	2018	17	2,140
FOP	169	30	2018	51	6,418
FUS	552	100	2018	552	69,468
STR	64	10	2018	6	755
TOTALS	3,362			2,868	360,931

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	123.5630	129.74	372,094	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2453 HX Base Yr 2019



96373 GRANITE TR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,931
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,931
SOH/AGL Deduction		159,468
ASSESSED VALUE		326,463
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,052
TOTAL JUST VALUE		485,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100178	SWIM POOL	46,875	01/11/2021
B1803023	CO ISSUED	0	12/28/2018
B1803023	NEW CONSTR	320,175	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1212	12/28/2018	WD	Q	I	01	338,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HAGINS HAROLD G III						
2163/1324	12/05/2017	WD	Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W8 D3 L3 FOP=[YR=2018] W13 S13 E13 N13$ S13 W13 U3 L3 W7 L3 D3 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N7 W8 S7$ N10 W20 N4$ S4 E20 S3 E8 S13 E12 N65$ PTR= E15 FUS=[YR=2018] E16 S26 STR=[YR=2018] E4 S10 W10 N4 E6 N6$ S6 W6 S4 W10 N36$ W15$.

EXTRA FEATURES

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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