LOT 8
BLACKROCK PARK PBK 8/175

MURRAY MITCHELL B & BETTY D
96357 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0008-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

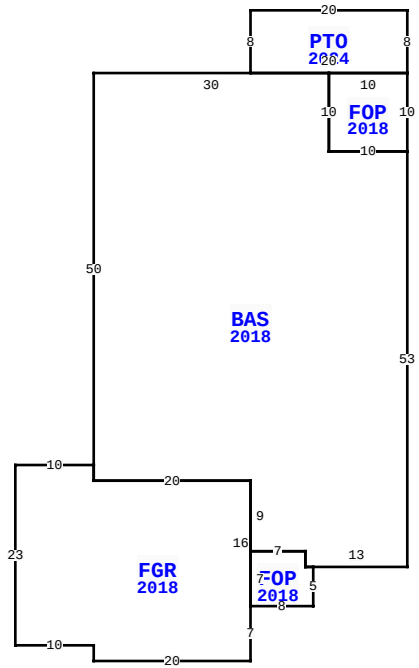
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2018	2,186	273,915
FGR	690	55	2018	380	47,615
FOP	54	30	2018	16	2,005
FOP	100	30	2018	30	3,759
PTO	160	5	2024	8	1,002
TOTALS	3,190			2,620	328,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,620	123.0240	129.18	338,452	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 2186 HX Base Yr 2020



96357 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		328,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		403,298
SOH/AGL Deduction		126,784
ASSESSED VALUE		276,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,103
TOTAL JUST VALUE		403,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707938	CO ISSUED	0	03/20/2019
B1707938	NEW CONSTR	284,503	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0939	5/17/2019	WD	Q	I	01	280,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MURRAY MITCHELL B &						
2138/1620	8/04/2017	WD	Q	V	01	59,000
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-10,0] W30 S50 S2 E20 S9 E7 S2 E13 N53 W10 N10 $
FGR=[YR=2018;ORIG=-40,50] W10 S23 E10 S2 E20 N7 N16 W20 N2 $
FOP=[YR=2018;ORIG=0,0] W10 S10 E10 N10 $
FOP=[YR=2018;ORIG=-20,68] E8 N5 W1 N2 W7 S7 $
PTO=[YR=2024;ORIG=-20,-8] E20 S8 W20 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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