LOT 9
BLACKROCK PARK PBK 8/175

**ROWAN BRENTON**
96349 GRANITE TRL
YULEE, FL 32097

**2026**

**50-3N-28-0305-0009-0000**

## 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 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 |

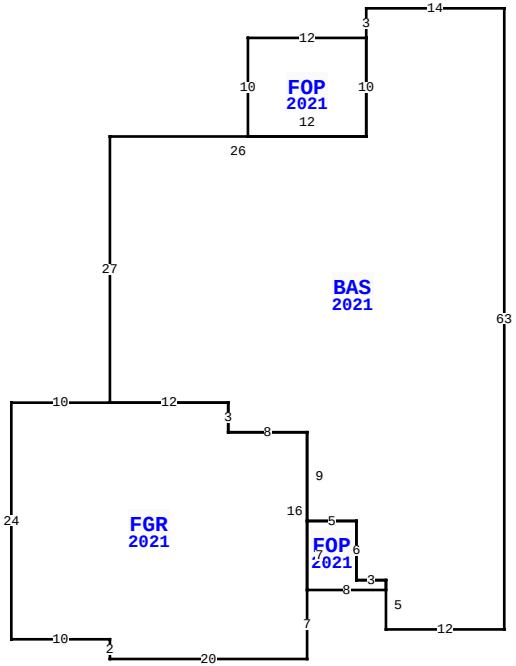
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,676 | 100 | 2021 | 1,676 | 218,260 |
| FGR | 736 | 55 | 2021 | 405 | 52,742 |
| FOP | 38 | 30 | 2021 | 11 | 1,432 |
| FOP | 120 | 30 | 2021 | 36 | 4,689 |
| TOTALS | 2,570 | | | 2,128 | 277,123 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,128 | 125.9104 | 132.21 | 281,343 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM 100% - 2022 Heated Area: 1676 HX Base Yr 2022




96349 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 | | 277,123 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 352,123 |
| SOH/AGL Deduction | | 131,927 |
| ASSESSED VALUE | | 220,196 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 168,785 |
| TOTAL JUST VALUE | | 352,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 344,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1907760 | CO ISSUED | 0 | 08/17/2021 |
| B1907760 | NEW CONSTR | 242,424 | 02/01/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2490/1498 | 8/16/2021 | WD | Q | I | 01 | 354,000 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: ROWAN BRENTON | | | | | | |
| 2178/0089 | 2/12/2018 | WD | Q | V | 01 | 61,700 |
| GRANTOR: BLACKROCK PARK LLP | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W14 S3 FOP=[YR=2021] W12 S10 E12 N10$ S10 W26 S27 FGR=[YR=2021] W10 S24 E10 S2 E20 N7 FOP=[YR=2021] E8 N1 W3 N6 W5 S7$ N16 W8 N3 W12$ E12 S3 E8 S9 E5 S6 E3 S5 E12 N63$.

### 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