

LOT 14
IN OR 2249/1678
BLACKROCK PARK PBK 8/175

CRAWFORD ZACHARY W & YVONNE
96309 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0014-0000



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
FSP	100	40	2020	40	5,012
TOTALS	3,030			2,622	328,549

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,622	123.0240	129.18	338,710	2018	2018	0	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2020 Heated Area: 2186 HX Base Yr 2020													
96309 GRANITE TR, YULEE													

96309 GRANITE TR, YULEE				XF DATE						LAND DATE		04/09/2024		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	30,000.00	30,000.00	100	2020	2020	02	95	28,500						

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					328,549				
TOTAL MARKET OB/XF VALUE					28,500				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					432,049				
SOH/AGL Deduction					136,637				
ASSESSED VALUE					295,412				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					244,001				
TOTAL JUST VALUE					432,049				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					415,085				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003659	SWIM POOL	8,000	04/30/2020
C1803024	CO ISSUED	0	01/15/2019
B1803024	NEW CONSTR	290,187	03/23/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2249/1678	1/17/2019	WD	Q	I	01	275,000	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: CRAWFORD ZACHARY W							
2165/0534	12/05/2017	WD	Q	V	01	61,700	
GRANTOR: BLACKROCK PARK LLP							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W10 BAS=[YR=2018] W30 S50 FGR=[YR=2018] W10 S23 E10 S2 E20 N7 FOP=[YR=2018] E8 N5 W1 N2 W7 S7\$ N16 W20 N2\$ S2 E20 S9 E7 S2 E13 N53 W10 N10\$ S10 E10 N10\$.									