LOT 15
BLACKROCK PARK PBK 8/175

**HARTMANN SVEN & HOLLY**
96301 GRANITE TRL
YULEE, FL 32097

**2026**

**50-3N-28-0305-0015-0000**

## 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 | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

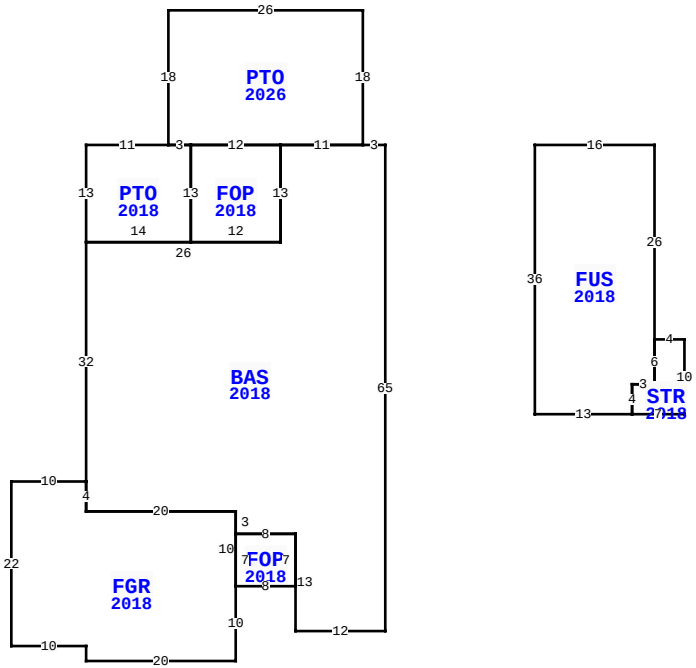
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,838 | 100 | 2018 | 1,838 | 223,785 |
| FGR | 620 | 55 | 2018 | 341 | 41,518 |
| FOP | 56 | 30 | 2018 | 17 | 2,070 |
| FOP | 156 | 30 | 2018 | 47 | 5,722 |
| FUS | 564 | 100 | 2018 | 564 | 68,669 |
| PTO | 182 | 5 | 2018 | 9 | 1,096 |
| PTO | 468 | 5 | 2026 | 23 | 2,800 |
| STR | 52 | 10 | 2018 | 5 | 609 |
| TOTALS | 3,936 | | | 2,844 | 346,270 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,844 | 119.5392 | 125.52 | 356,979 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2402 HX Base Yr 2019




96301 GRANITE TR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 346,270 |
| TOTAL MARKET OB/XF VALUE | | 2,424 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 423,694 |
| SOH/AGL Deduction | | 132,194 |
| ASSESSED VALUE | | 291,500 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 240,089 |
| TOTAL JUST VALUE | | 423,694 |
| NCON VALUE | | 2,801 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,341 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1709676 | CO ISSUED | 0 | 07/26/2018 |
| B1709676 | NEW CONSTR | 316,530 | 11/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2507/0043 | 10/15/2021 | WD | U | I | 11 | 100 |
| GRANTOR: HARTMANN SVEN & HOLLY | | | | | | |
| GRANTEE: HARTMANN SVEN & HOL | | | | | | |
| 2215/0760 | 7/27/2018 | WD | Q | I | 01 | 291,800 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: HARTMANN SVEN & HOL | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0911 | SCRN RM A | 0 | 100 | 13 | 14 | 182.00 | SF | 18.00 | 18.00 | 100 | 2018 | 2018 | 3 | 74 | 2,424 | |

## BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W3 W11 S13 W26 S32 S4 E20 S3 E8 S13 E12 N65 $
FGR=[YR=2018;ORIG=-40,45] W10 S22 E10 S2 E20 N10 N10 W20 N4 $
FUS=[YR=2018;ORIG=20,0] E16 S26 S6 W3 S4 W13 N36 $
PTO=[YR=2018;ORIG=-26,0] W3 W11 S13 E14 N13 $
FOP=[YR=2018;ORIG=-14,0] W12 S13 E12 N13 $
FOP=[YR=2018;ORIG=-20,59] E8 N7 W8 S7 $
STR=[YR=2018;ORIG=36,26] E4 S10 W7 N4 E3 N6 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-29,0] E3 E12 E11 N18 W26 S18 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,424

| 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