

LOT 16
IN OR 2191/1430
BLACKROCK PARK PBK 8/175

ALLEN CHRISTOPHER M & MARISSA
96304 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	1,353	100
FGR	722	55
FOP	28	30
FOP	156	30
FUS	882	100
STR	54	10
TOTALS	3,195	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	121.9680	128.07	344,764	2018	2018	0	0	3.00	97.00
1 SINGLE FAM 100% - 2019 Heated Area: 2235 HX Base Yr 2019											
The floor plan diagram illustrates a residential layout with several rooms and utility areas. The rooms are labeled with blue text: BAS 2018 (Bathroom), FGR 2018 (Front Room), FUS 2018 (Furnace Room), FOP 2018 (Front Porch), and STR 2018 (Staircase). Dimensions are provided for each section, such as 12, 16, 13, 12, 23, 24, 11, 20, 11, 15, 19, 22, 11, 20, 9, 1, 26, 18, 19, 14, 24, 39, 24, 19, 6, 9, 6, 14, 24,											