LOT 20
BLACKROCK PARK PBK 8/175

BRYAN KENNETH H & PATSY G L/E/
96336 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

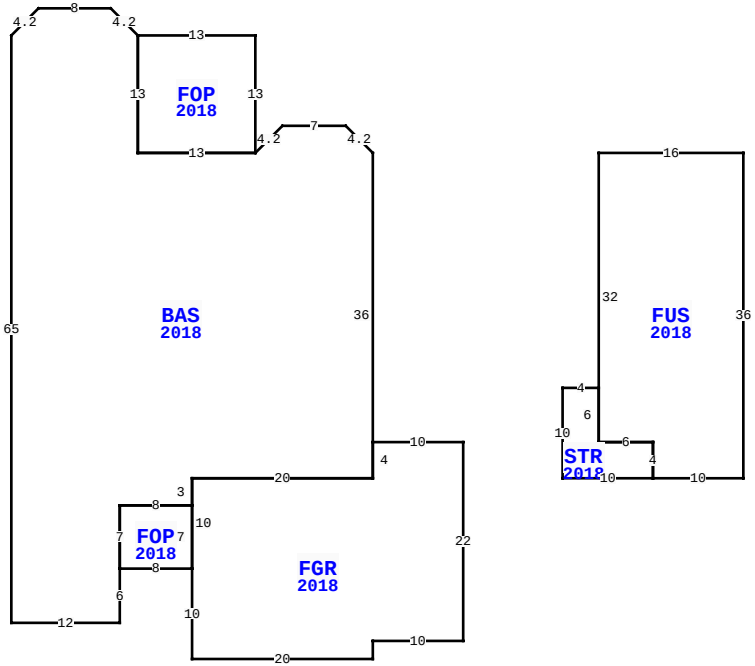
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,901	100	2018	1,901	237,835
FGR	620	55	2018	341	42,663
FOP	56	30	2018	17	2,127
FOP	169	30	2018	51	6,381
FUS	552	100	2018	552	69,061
STR	64	10	2018	6	751
TOTALS	3,362			2,868	358,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	122.8392	128.98	369,915	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2453 HX Base Yr 2019



96336 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		358,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		433,818
SOH/AGL Deduction		140,791
ASSESSED VALUE		293,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,616
TOTAL JUST VALUE		433,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809329	CO ISSUED	0	09/13/2018
B1801584	NEW CONSTR	320,175	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/898	2/11/2026	LE	U	I	11	100
GRANTOR: BRYAN KENNETH H & PAT						
GRANTEE: ALVARE STACY N						
2224/1223	9/14/2018	WD	Q	I	01	279,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BRYAN KENNETH H & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W7 D3 L3 FOP=[YR=2018] N13 W13 S13 E13$ W13 N13 U3 L3 W8 D3 L3 S65 E12 N6 FOP=[YR=2018] E8 FGR=[YR=2018] S10 E20 N2 E10 N22 W10 S4 W20 S10$ N7 W8 S7$ N7 E8 N3 E20 N36$ PTR= E25 FUS=[YR=2018] E16 S36 W10 STR=[YR=2018] W10 N10 E4 S6 E6 S4$ N4 W6 N32$ W25$.

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