LOT 21
IN OR 2174/1535
BLACKROCK PARK PBK 8/175

DAVIS MICHELLE E & STUART B
96344 GRANITE TR
YULEE, FL 32097

2026

50-3N-28-0305-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

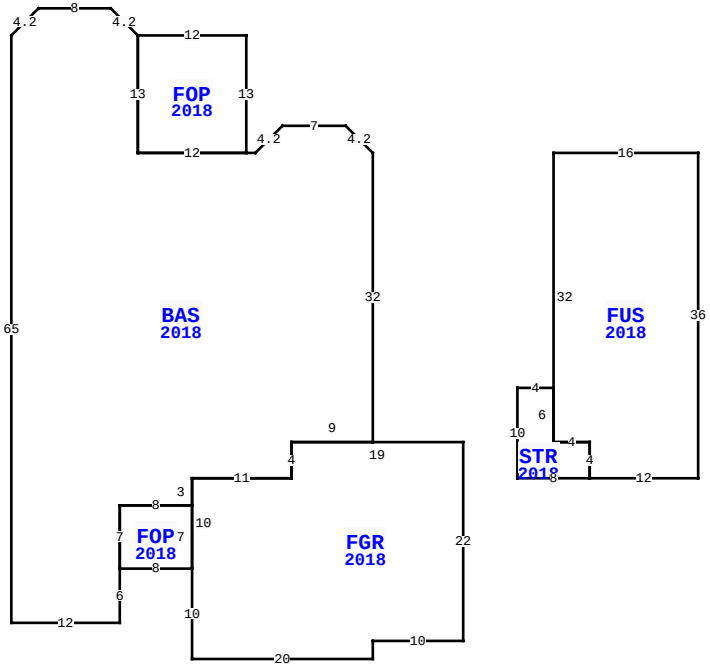
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,865	100	2018	1,865	233,332
FGR	656	55	2018	361	45,165
FOP	56	30	2018	17	2,127
FOP	156	30	2018	47	5,880
FUS	560	100	2018	560	70,062
STR	56	10	2018	6	751
TOTALS	3,349			2,856	357,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,856	122.8392	128.98	368,367	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2425 HX Base Yr 2019



96344 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		357,316
TOTAL MARKET OB/XF VALUE		59,195
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,511
SOH/AGL Deduction		183,175
ASSESSED VALUE		308,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,925
TOTAL JUST VALUE		491,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801569	SCRN ENCLSRE	24,429	02/14/2018
C1705335	CO ISSUED	0	01/25/2018
B1706531	SWIM POOL	30,000	11/01/2017
B1705335	NEW CONSTR	308,018	06/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2174/1535	1/26/2018	WD	Q	I	02	311,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DAVIS MICHELLE E &						
2115/1643	4/20/2017	WD	Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W7 D3 L3 W1 FOP=[YR=2018] N13 W12 S13 E12$ W12 N13 U3 L3 W8 D3 L3 S65 E12 N6 FOP=[YR=2018] E8 FGR=[YR=2018] S10 E20 N2 E10 N22 W19 S4 W11 S10$ N7 W8 S7$ N7 E8 N3 E11 N4 E9 N32$ PTR= E20 FUS=[YR=2018] E16 S36 W12 STR=[YR=2018] W8 N10 E4 S6 E4 S4$ N4 W4 N32$ W20$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	878.00	SF	18.00	18.00	100	2018	2018	3	74	11,695	

LAND DESCRIPTION

TOTAL OB/XF 59,195

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