LOT 24
BLACKROCK PARK PBK 8/175

HIRES COLBY M
96402 GRANITE TRL
YULEE, FL 32097

2026

50-3N-28-0305-0024-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

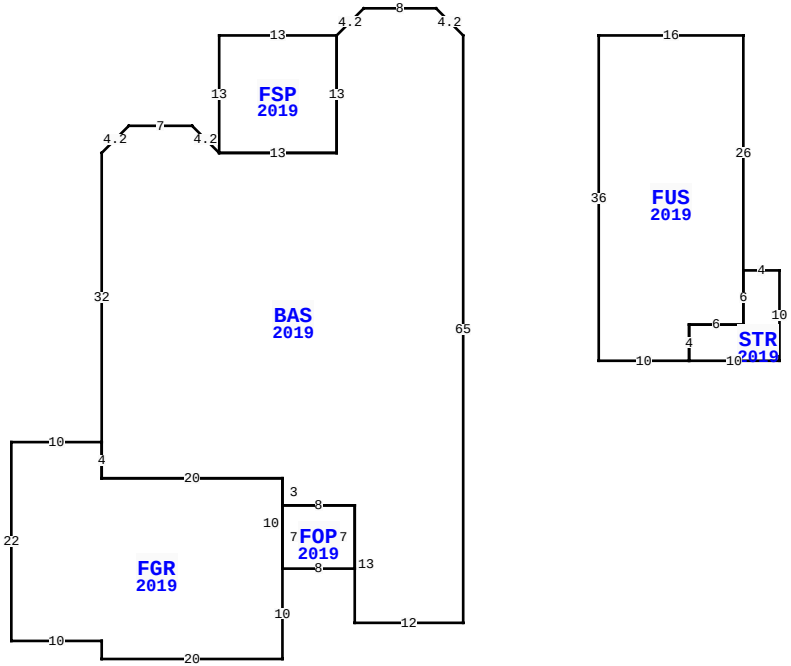
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2019	1,901	241,674
FGR	620	55	2019	341	43,351
FOP	56	30	2019	17	2,162
FSP	169	40	2019	68	8,645
FUS	552	100	2019	552	70,176
STR	64	10	2019	6	762
TOTALS	3,362			2,885	366,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	124.1834	130.39	376,175	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2453 HX Base Yr 2020



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

96402 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,771
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,771
SOH/AGL Deduction		140,701
ASSESSED VALUE		301,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,659
TOTAL JUST VALUE		441,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805012	CO ISSUED	0	02/13/2019
B1805012	NEW CONSTR	327,229	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/95	9/24/2024	QC	U	I	11	100
GRANTOR: SMITH ERIKA						
GRANTEE: HIRES COLBY MORGAN						
2255/1580	2/13/2019	WD	Q	I	02	276,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HIRES COLBY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 FSP=[YR=2019] W13 S13 E13 N13$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7$ N10 W20 N4$ S4 E20 S3 E8 S13 E12 N65$ PTR= E15 FUS=[YR=2019] E16 S26 STR=[YR=2019] E4 S10 W10 N4 E6 N6$ S6 W6 S4 W10 N36$ W15$.

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