LOT 25
IN OR 2155/971
BLACKROCK PARK PBK 8/175

WORKMAN THOMAS T & LUCINDA F
P O BOX 16581
FERNANDINA BEACH, FL 32035

2026

50-3N-28-0305-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

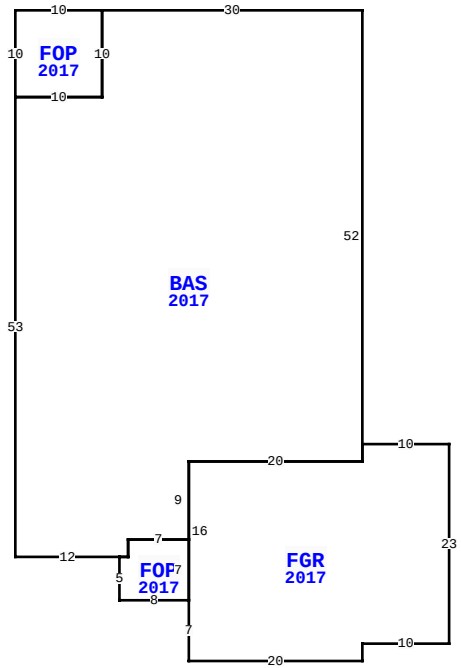
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2017	2,186	272,503
FGR	690	55	2017	380	47,370
FOP	54	30	2017	16	1,995
FOP	100	30	2017	30	3,739
TOTALS	3,030			2,612	325,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	123.0240	129.18	337,418	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2186 HX Base Yr 2018



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

96410 GRANITE TR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,608
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,608
SOH/AGL Deduction		208,561
ASSESSED VALUE		192,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,636
TOTAL JUST VALUE		400,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702415	CO ISSUED	0	10/20/2017
B1702415	NEW CONSTR	394,166	03/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0971	10/31/2017	WD	Q	I	01	269,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WORKMAN THOMAS T &						
2102/1479	2/21/2017	WD	Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W10 S10 E10 N10 $ S10 W10 S53 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S7 E20 N2 E10 N23 W10 S2 W20 S16$ N7 W7 S2 W1$ E1 N2 E7 N9 E20 N52$.

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 07/10/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS