

HAMILTON IRENE & RONALD W
96418 GRANITE TRL
YULEE, FL 32097

50-3N-28-0305-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		31	HARDIE BRD 100		0100	01	2,395	129.1444	135.60	324,762	2018	2018	0	0	0	3.00	97.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2021										Heated Area: 1993				HX Base Yr 2021				Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE				315,019													
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				0													
Interior Floo		11	CLAY TILE 60												TOTAL LAND VALUE - MARKET				75,000													
Interior Floo		14	CARPET 40												TOTAL MARKET VALUE				390,019													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction				105,746													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE				284,273													
Bedrooms			4 100												TOTAL EXEMPTION VALUE				HX HB SX		101,411											
Bathrooms			3 100												BASE TAXABLE VALUE				182,862													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE				390,019													
Stories		1.	1. 100												NCON VALUE				0													
Units		0	0 100		INCOME VALUE																											
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE				381,119																							
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	1,993	100	2017	1,993	262,143																											
FGR	630	55	2017	346	45,510																											
FOP	47	30	2017	14	1,841																											
FOP	140	30	2017	42	5,524																											
TOTALS		2,810			2,395	315,019																										
EXTRA FEATURES					96418 GRANITE TR, YULEE										BLD DATE		04/05/2023		NW		LGL DATE											
															XF DATE				LAND DATE		04/09/2024		MLU									
															INC DATE				AG DATE													
L N	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															
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