LOT 29
BLACKROCK PARK PHASE 2
PBK 2243/170

CHAMBERS ADAM C
96442 GRANITE TRL
YULEE, FL 32097

2026

50-3N-28-0305-0029-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

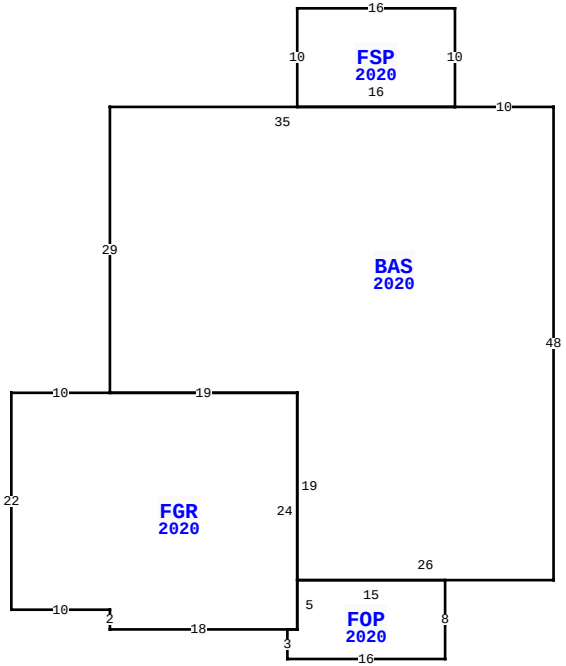
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	2020	1,799	227,888
FGR	676	55	2020	372	47,123
FOP	123	30	2020	37	4,687
FSP	160	40	2020	64	8,108
TOTALS	2,758			2,272	287,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	123.1076	129.26	293,679	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1799 HX Base Yr 2021



96442 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		287,805
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,805
SOH/AGL Deduction		94,736
ASSESSED VALUE		268,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,658
TOTAL JUST VALUE		362,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907092	CO ISSUED	0	03/24/2020
B1907092	NEW CONSTR	254,426	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0246	3/27/2020	WD	Q	I	01	306,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHAMBERS ADAM C						
2249/1856	1/15/2019	WD	Q	V	01	77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 FSP=[YR=2020] N10 W16 S10 E16$ W35 S29
FGR=[YR=2020] W10 S22 E10 S2 E18 FOP=[YR=2020] S3 E16 N8
W15 S5 W1$ E1 N24 W19$ E19 S19 E26 N48$.

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	000134	C	RES POND	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