LOT 30
BLACKROCK PARK PHASE 2
PBK 2243/170

HAJNOS NANCY L
96450 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0030-0000

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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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

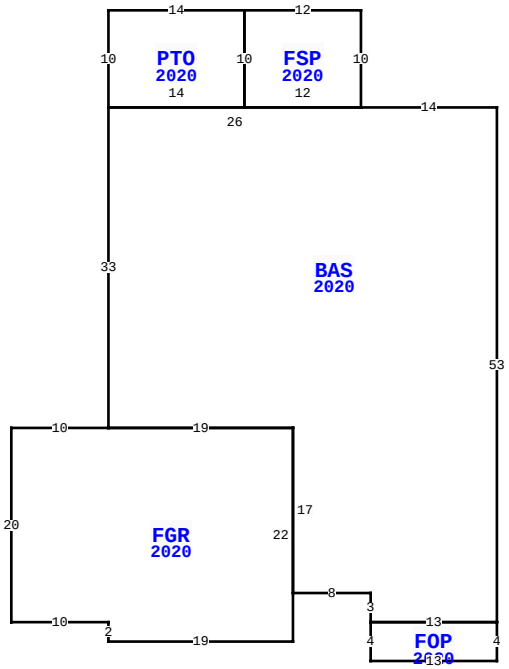
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2020	1,716	215,474
FGR	618	55	2020	340	42,693
FOP	52	30	2020	16	2,009
FSP	120	40	2020	48	6,027
PTO	140	5	2020	7	879
TOTALS	2,646			2,127	267,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	122.0296	128.13	272,533	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1716 HX Base Yr 2025



96450 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		267,082
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,082
SOH/AGL Deduction		0
ASSESSED VALUE		342,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,671
TOTAL JUST VALUE		342,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003659	NEW CONSTR	244,340	09/23/2020
B2003659	NEW CONSTR	244,340	04/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1522	6/17/2024	WD	Q	I	01	419,500
GRANTOR: LINEBERGER BETTY						
GRANTEE: HAJNOS NANCY L						
2637/387	4/27/2023	LE	U	I	11	100
GRANTOR: BETTY LINEBERGER						
GRANTEE: FLORENCE CHERYL LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W12 PTO=[YR=2020] W14 S10 E14 N10$ S10 E12$ W26 S33 FGR=[YR=2020] W10 S20 E10 S2 E19 N22 W19$ E19 S17 E8 S3 FOP=[YR=2020] S4 E13 N4 W13$ E13 N53$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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