LOT 33
BLACKROCK PARK PHASE 2
PBK 2243/170

MOONEY SHARON ELIZABETH
96474 GRANITE TRL
YULEE, FL 32097

2026

50-3N-28-0305-0033-0000

BUILDING CHARACTERISTICS

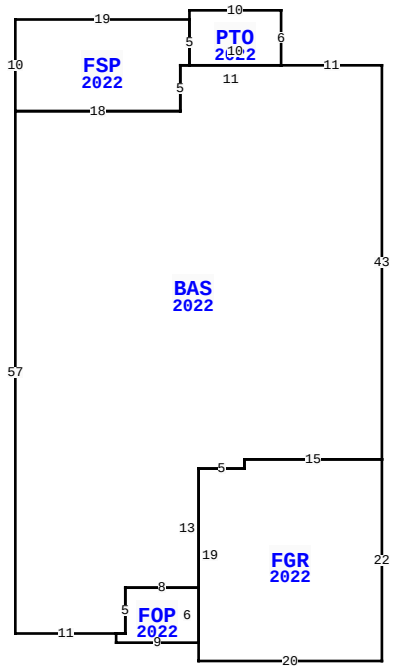
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,975	100	2022	1,975	261,378
FGR	435	55	2022	239	31,631
FOP	49	30	2022	15	1,985
FSP	185	40	2022	74	9,793
PTO	60	5	2022	3	397
TOTALS	2,704			2,306	305,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	127.3118	133.68	308,266	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1975 HX Base Yr 2023



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

96474 GRANITE TR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,183
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		380,183
SOH/AGL Deduction		38,175
ASSESSED VALUE		342,008
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,597
TOTAL JUST VALUE		380,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102388	CO ISSUED	0	01/28/2022
B2102388	NEW CONSTR	271,449	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1119	2/02/2022	WD	Q	I	01	337,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MOONEY SHARON ELIZA						
2484/0036	7/23/2021	WD	Q	V	01	80,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 PTO=[YR=2022] N6 W10 S1 FSP=[YR=2022] W19 S10 E18 N5 E1 N5$ S5 E10$ W11 S5 W18 S57 E11 FOP=[YR=2022] S1 E9 FGR=[YR=2022] S2 E20 N22 W15 S1 W5 S19$ N6 W8 S5 W1 $ E1 N5 E8 N13 E5 N1 E15 N43$.

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