

MERZ PAIGE E
96522 GRANITE TRAIL
YULEE, FL 32097

50-3N-28-0305-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 50

Interior Floor14CARPET 50

Air Conditioning03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame

Stories Units Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

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

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

REVIEW DATE

BY

CD

Total Acres:

Total Land Value:

Market:

Agricultural:

Common:

PRINTED

DATE

BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT% NORM % COND

0100012,250118.5800124.51280,14820222022001.0099.00

SINGLE FAM100%-2023Heated Area: 1965HX Base Yr 2023

FOP 2022

FGR 2022

FOP 2022

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE277,347

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE352,347

SOH/AGL Deduction44,334

ASSESSED VALUE308,013

TOTAL EXEMPTION VALUEHX HB WX56,411

BASE TAXABLE VALUE251,602

TOTAL JUST VALUE352,347

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE344,502

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I / RSNCDSALE PRICE

2591/13629/16/2022WDQI01324,900

GRANTOR:NEW ATLANTIC BUILDERS

GRANTEE:MERZ ANTHONY V & PA

2450/08583/31/2021WDQV0177,500

GRANTOR:BLACKROCK PARK LLP

GRANTEE:NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W12 S12 E12 N12\$ S12 W27 S56 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N4 E8 FGR=[YR=2022] S5 E19 N22 W19 S17\$ N17 E19 N47\$.