

LOT 65
BLACKROCK PARK PHASE 2
PBK 2243/170

GILBERT SURVELLA
96567 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0065-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,606	100	2022	1,606	207,138
FGR	456	55	2022	251	32,373
FOP	85	30	2022	26	3,353
FSP	150	40	2022	60	7,739
FUS	592	100	2022	592	76,355
STR	24	10	2022	2	258
TOTALS	2,913			2,537	327,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,537	124.0800	130.28	330,520	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023

Heated Area: 2198

HX Base Yr 2023

BLD DATE

04/05/2023

NW

LGL DATE

04/09/2024

MLU