LOT 72
BLACKROCK PARK PHASE 2
PBK 2243/170

MORAY JOSHUA & MARIA S
96511 GRANITE TRL
YULEE, FL 32097

2026

50-3N-28-0305-0072-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

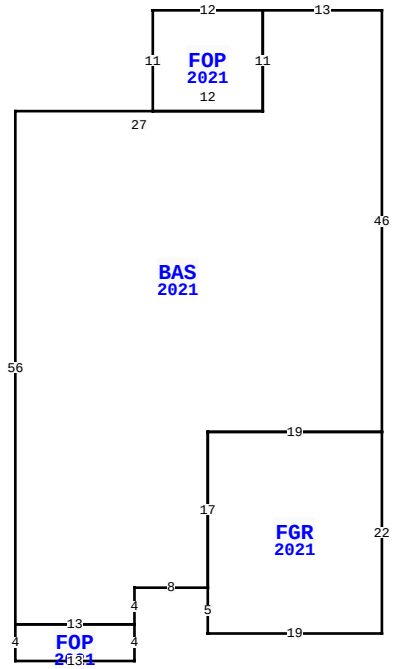
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	2021	1,952	251,357
FGR	418	55	2021	230	29,617
FOP	52	30	2021	16	2,061
FOP	132	30	2021	40	5,151
TOTALS	2,554			2,238	288,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	124.5090	130.73	292,574	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1952 HX Base Yr 2022



96511 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		288,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,185
SOH/AGL Deduction		63,712
ASSESSED VALUE		299,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,062
TOTAL JUST VALUE		363,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010516	CO ISSUED	0	06/30/2021
B2010516	NEW CONSTR	264,923	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1409	7/06/2021	WD	Q	I	01	271,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MORAY JOSHUA & MARI						
2398/1184	9/24/2020	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W12 S11 E12 N11$ S11 W27 S56 FOP=[YR=2021] S4 E13 N4 W13$ E13 N4 E8 FGR=[YR=2021] S5 E19 N22 W19 S17$ N17 E19 N46$.

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	000100	C	RES	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