LOT 76
BLACKROCK PARK PHASE 2
PBK 2243/170

NGO BACH/DUONG KIM NGAN
96479 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0076-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

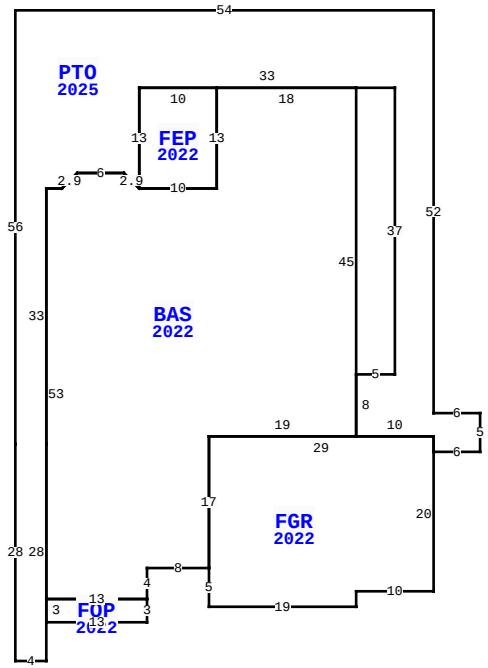
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2022	1,939	254,981
FEP	130	80	2022	104	13,676
FGR	618	55	2022	340	44,710
FOP	39	30	2022	12	1,578
PTO	1,271	5	2025	64	8,416
TOTALS	3,997			2,459	323,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	126.5088	132.83	326,629	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1939 HX Base Yr 2023



96479 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		323,363
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		398,363
SOH/AGL Deduction		18,981
ASSESSED VALUE		379,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		327,971
TOTAL JUST VALUE		398,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113572	NEW CONSTR	335,197	10/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1860	10/07/2022	WD	Q	I	01	351,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NGO BACH & KIM NGAN						
2423/1720	1/04/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W18 S13 W10 U2L2 W6 D2L2 W2 S53 E13 N4 E8 N17 E19 N45 $
PTO=[YR=2025;ORIG=-44,74] E4 N28 N33 E2 U2R2 E6 D2R2 N13 E33 S37 W5 S8 E10 S2 E6 N5 W6 N52 W54 S56 S28 $
FGR=[YR=2022;ORIG=-19,62] S5 E19 N2 E10 N20 W29 S17 $
FEP=[YR=2022;ORIG=-18,0] W10 S13 E10 N13 $
FOP=[YR=2022;ORIG=-40,66] S3 E13 N3 W13 $
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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	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 10/31/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS