LOT 78
BLACKROCK PARK PHASE 2
PBK 2243/170

SANTOS ANTHONY V & DANIELLE N
96463 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0078-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

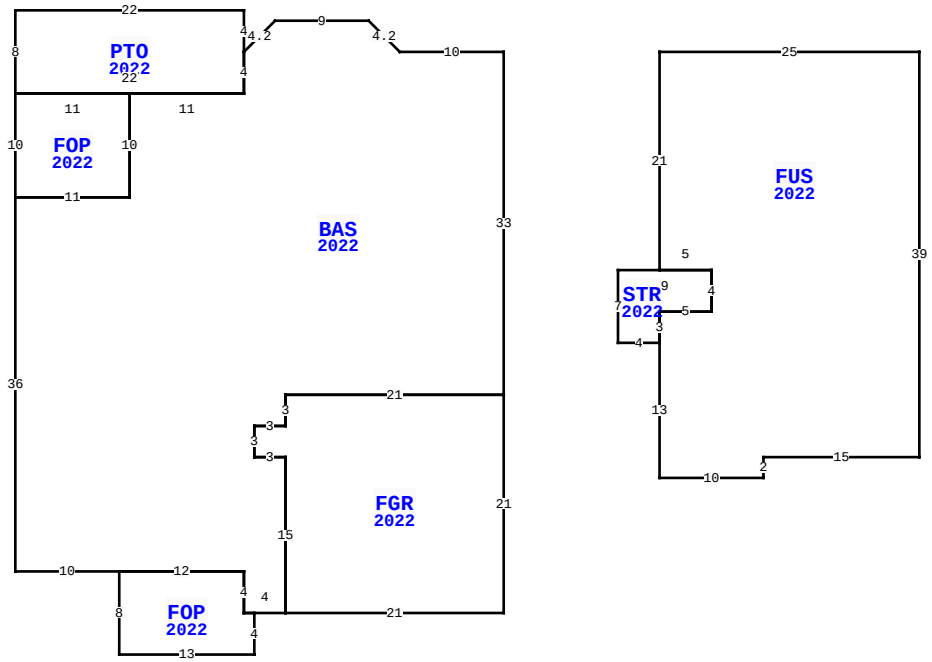
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2022	1,838	223,322
FGR	450	55	2022	248	30,133
FOP	100	30	2022	30	3,645
FOP	110	30	2022	33	4,010
FUS	975	100	2022	975	118,465
PTO	176	5	2022	9	1,094
STR	48	10	2022	5	608
TOTALS	3,697			3,138	381,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,138	116.8860	122.73	385,127	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 2813 HX Base Yr



96463 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	381,276
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	458,256
SOH/AGL Deduction	0
ASSESSED VALUE	458,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,256
TOTAL JUST VALUE	458,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012983	CO ISSUED	0	11/01/2022
22000338	NEW CONSTR	450,361	01/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0432	11/09/2022	WD	Q	I	01	402,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SANTOS ANTHONY VINC						
2479/0240	7/08/2021	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 U3 L3 W9 D3 L3 PTO=[YR=2022] N4W22S8
FOP=[YR=2022] S10E11 N10W11$ E22N4$ S4 W11 S10 W11 S36 E10
FOP=[YR=2022] S8 E13 N4 W1 N4 W12$ E12 S4 E4 FGR=[YR=2022]
E21 N21 W21 S3 W3 S3 E3 S15$ N15 W3 N3 E3 N3 E21 N33 $
PTR=E15 FUS=[YR=2022] E25 S39 W15 S2 W10 N13 STR=[YR=2022]
W4N7E9S4W5S3$ N3 E5 N4 W5 N21$ W15$.

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
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	0		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 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS