

BENITEZ AYALA CARLOS A & LORNA
96455 GRANITE TRAIL
YULEE, FL 32097

50-3N-28-0305-0079-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

HARDIE BRD 100
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

00

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

TOTALS

2,776

2,383

303,742

CONSTRUCTION

0100

MDL

01

EFF. AREA

2,383

TOT ADJ PTS

124.5090

EFF. BASE RATE

130.73

REPL. COST NEW

311,530

AYB

2019

EYB

2019

ECON

0

FNCT

0

NORM

2.50

% COND

97.50

1 SINGLE FAM

100% - 2024

Heated Area: 1974

HX Base Yr

FSP

2019

FGR

2019

FOP

2019

BAS

2019

BLD DATE

04/05/2023

NW

LGL DATE

04/09/2024

MLU

EXTRA FEATURES

96455 GRANITE TR, YULEE

LAND DESCRIPTION

TOTAL OB/XF

0

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

303,742

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

378,742

SOH/AGL Deduction

0

ASSESSED VALUE

378,742

TOTAL EXEMPTION VALUE

13

378,742

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

378,742

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

395,158

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2625/0530

3/07/2023

WD Q

I

01

430,000

GRANTOR: HELLER RUSS

GRANTEE: BENITEZ AYALA CARLO

2378/0996

7/15/2020

WD Q

I

01

279,000

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: HELLER RUSS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 S11 W14 U2L2 W9 D2L2 S56 E13 N4 E8 N17 E19 N46 \$
FGR=[YR=2019;ORIG=-19,63] S5 E19 N2 E10 N20 W29 S17 \$
FSP=[YR=2019;ORIG=-13,0] W12 S11 E12 N11 \$
FOP=[YR=2019;ORIG=-40,67] S4 E13 N4 W13 \$

REVIEW DATE

01/04/2024

BY

DJ

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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