LOT 82
BLACKROCK PARK PHASE 2
PBK 2243/170

STILES ARTHUR G & JULIE C
96431 GRANITE TRAIL
YULEE, FL 32097

2026

50-3N-28-0305-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		N/A 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

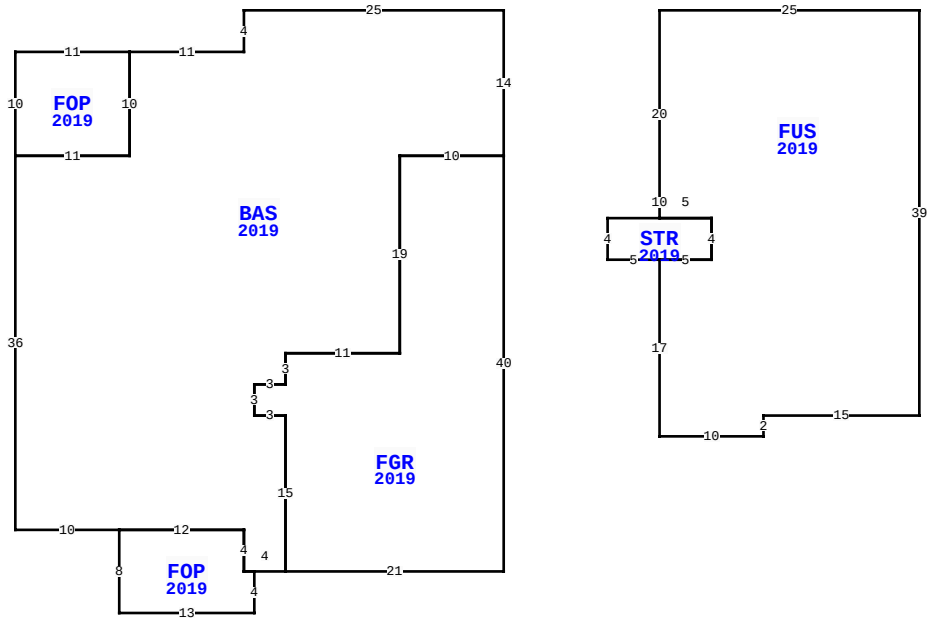
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2019	1,612	189,562
FGR	640	55	2019	352	41,394
FOP	100	30	2019	30	3,528
FOP	110	30	2019	33	3,881
FUS	975	100	2019	975	114,655
STR	40	10	2019	4	470
TOTALS	3,477			3,006	353,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,006	114.8620	120.61	362,554	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 2587 HX Base Yr 2021



96431 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		353,490
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		428,490
SOH/AGL Deduction		156,272
ASSESSED VALUE		272,218
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		215,807
TOTAL JUST VALUE		428,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900328	CO ISSUED	0	11/18/2019
B1900328	NEW CONSTR	348,284	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1016	7/17/2020	WD	Q	I	01	344,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: STILES ARTHUR G & J						
2249/1800	1/15/2019	WD	Q	V	01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 S4 W11 FOP=[YR=2019] W11 S10 E11 N10$ S10 W11 S36 E10 FOP=[YR=2019] S8 E13 N4 W1 N4 W12$ E12 S4 E4 FGR=[YR=2019] E21 N40 W10 S19 W11 S3 W3 S3 E3 S15$ N15 W3 N3 E3 N3 E11 N19 E10 N14$ PTR= E15 FUS=[YR=2019] E25 S39 W15 S2 W10 N17 STR=[YR=2019] W5 N4 E10 S4 W5$ E5 N4 W5 N20$ W15$.

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