LOT 607
IN OR 1893/1577
EX MINERAL RIGHTS

STROMAN KISCHA LENETTE
96091 GRAYLON DR
YULEE, FL 32097

**2023**

**37-3N-28-0740-0607-0000**

## BUILDING CHARACTERISTICS

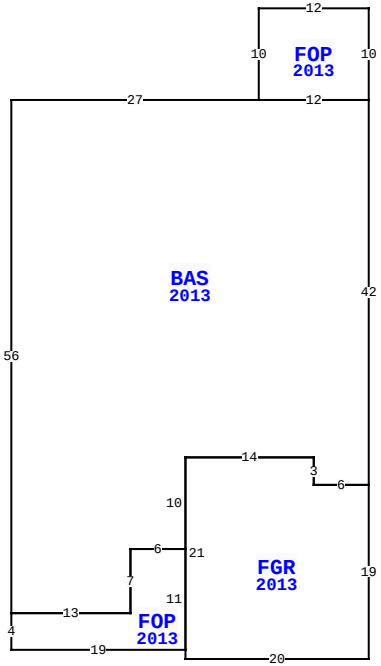
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,820 | 100 | 1,820 | 198,225 |
| FGR | 422 | 55 | 232 | 25,268 |
| FOP | 118 | 30 | 35 | 3,812 |
| FOP | 120 | 30 | 36 | 3,921 |
| TOTALS | 2,480 | | 2,123 | 231,225 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,123 | 125.9104 | 113.63 | 241,236 | 2013 | 2013 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1820 HX Base Yr




96091 GRAYLON DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 231,225 |
| TOTAL MARKET OB/XF VALUE | | 2,776 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 289,001 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 289,001 |
| TOTAL EXEMPTION VALUE | 13 | 289,001 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 289,001 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327248 | NEW CONSTR | 0 | 06/01/2013 |
| B1327248 | NEW CONSTR | 213,611 | 05/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1893/1577 | 12/11/2013 | SW | Q | I | 01 | 182,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: STROMAN KISCHA LENE | | | | | | |
| 1802/1931 | 7/03/2012 | WD | U | I | 11 | 100 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DRH ENERGY INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 FOP=[YR=2013] S4 E19 FGR=[YR=2013] S1 E20 N19 W6 N3 W14 S21 $ N11 W6 S7 W13 $ E13 N7 E6 N10 E14 S3 E6 N42 W12 $ E12 N10 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 562.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 95 | 2,776 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,776

| 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 | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 08/08/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS