

JEFFCOAT EVA B
96139 GRAYLON DR
YULEE, FL 32097

37-3N-28-0740-0621-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	202,984
FGR	480	55	264	28,656
FOP	30	30	9	977
FSP	120	40	48	5,211

TOTALS2,5002,191237,828

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,191124.8324112.66246,83820142014003.6596.35

1 SINGLE FAM - 100% - 2015Heated Area: 1870HX Base Yr

The diagram shows four distinct rectangular footprints labeled BAS, FGP, FGR, and FUP. Dimensions are provided for each side of every rectangle.

- BAS:** A large central rectangle measuring 26 by 45 units.
- FGP:** Located at the top center, measuring 12 by 12 units.
- FGR:** Located at the bottom right, measuring 20 by 24 units.
- FUP:** Located at the bottom left, measuring 6 by 6 units.

Detailed dimensions from the diagram:
- Top edge segments: 12, 24, 26.
- Right edge segment: 26.
- Bottom edge segments: 20, 18, 12.
- Left edge segments: 12, 45.
- Internal vertical dimension between PGP and FUP: 19.
- Internal horizontal dimension between FUP and FGR: 5.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Valuation By Tax Group: 4Tax Dist:

BUILDING MARKET VALUETax Group: 4Tax Dist:237,828

TOTAL MARKET OB/XF VALUE3,773

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE296,601

SOH/AGL Deduction0

ASSESSED VALUE296,601

TOTAL EXEMPTION VALUE13296,601

BASE TAXABLE VALUE0

TOTAL JUST VALUE296,601

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE255,281

SALES DATA

OFF RECORD NumberDATETypeInstQUVI RSN CD SALE PRICE

1923/16886/19/2014WDQI01165,700

GRANTOR:B S LAND INVESTMENTS

GRANTEE:JEFFCOAT EVA B

1886/015410/17/2013WDUV3026,500

GRANTOR:HERON ISLES JOINT VEN

GRANTEE:B S LAND INVESTMENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 FSP=[YR=2014] N10 W12 S10 E12 \$ W24 S45E12 FOP=[YR=2014] S5 E6 N5 W6 \$ E18 FGR=[YR=2014] S5 E20N24 W20 S19 \$ N19 E20 N26 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UTUNITDTDPHFAC% CONDTOTADJ UNITPRICEADJ UNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR100PUDD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/08/2018BYKWXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS