

**MOES AURORA**  
96177 GRAYLON DR  
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

10

ABOVE AVG 80

Exterior Wall

16

WD FR STUC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,176

100

2,176

209,481

FGR

616

55

339

32,635

FOP

24

30

7

674

PTO

30

5

2

193

TOTALS

2,846

2,524

242,984

EXTRA FEATURES

96177 GRAYLON DR, YULEE

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

1

0811

CONCRETE B

0 100

0 0

964.00

SF

5.20

5.20

100

2010

2010

3

92

4,612

LAND DESCRIPTION

TOTAL OB/XF

4,612

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

SFR

100

0003

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

KWX

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

0100012,524112.9920101.98257,39820102010005.6094.40010004

1 SINGLE FAM - 100% - 2023Heated Area: 2176HX Base Yr 2023

VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:STANDARD

BUILDING MARKET VALUE242,984TOTAL MARKET OB/XF VALUE4,612TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE302,596SOH/AGL Deduction0ASSESSED VALUE302,596TOTAL EXEMPTION VALUEHX HB VX55,000BASE TAXABLE VALUE247,596TOTAL JUST VALUE302,596NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE260,226

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

2534/17581/28/2022WDQ1I01342,000

GRANTOR: OPENDOOR PROPERTY C LGRANTEE: MOES AURORA2486/12648/04/2021WDUI37331,100GRANTOR: COVERDELL CLAIREGRANTEE: OPENDOOR PROPERTY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 PTO=[YR=2010] N5 W6 S5 E6 \$ W29 S44 FGR=[YR=2010] S22 E28 N11 FOP=[YR=2010] E6 N4 W6 S4 \$ N11 W28 \$ E28 S7 E6 S7 E11 N58 \$.