

WOLF JACQUELINE & RONALD
96625 GRAYLON DR
YULEE, FL 32097

37-3N-28-0740-0647-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	1,238	100	1,238	141,171
FGR	504	55	277	31,587
FOP	24	30	7	798
FOP	120	30	36	4,105
TOTALS	1,886		1,558	177,661

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0861 POOL GUNIT
3	0855 CONC PAVER
4	0470 VNYL GATE
5	0476 VF 6 SBPL
6	0350 CARPORT WD

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	134.4156	121.31	189,001	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM - 100% - 2021
Heated Area: 1238
HX Base Yr 2021

The diagram shows a large rectangular building footprint labeled 'BAS' with dimensions 25 by 41. To its right are two smaller rectangular areas: 'FGR' (5 by 11) and 'FOP' (4 by 6). Dimensions for each area and between them are provided.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	177,661
TOTAL MARKET OB/XF VALUE	37,779
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,440
SOH/AGL Deduction	88,951
ASSESSED VALUE	181,489
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	131,489
TOTAL JUST VALUE	270,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,518

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/0524	2/26/2020	WD	Q	I	01	240,000

GRANTOR:MCDONALD HOLLY DIANE
GRANTEE:WOLF JACQUELINE & R
1930/1173 7/25/2014 WD Q I 01 169,000
GRANTOR:AFFINATI KATHLEEN M
GRANTEE:MCDONALD HOLLY DIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 FOP=[YR=2010] N10 W12 S10 E12 \$ W15 S25
FGR=[YR=2010] S24 E21 N15 FOP=[YR=2010] E6 N4 W6 S4 \$ N9
W21 \$ E21 S5 E6 S11 E13 N41 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/17/2020 BY KWA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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