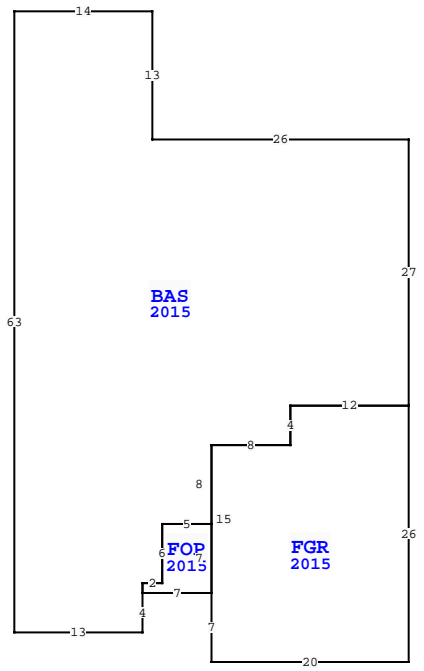


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
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
BAS	1,689	100	1,689
FGR	488	55	268
FOP	37	30	11
			SUBAREA MARKET VALUE
			194,284
			30,827
			1,265
TOTALS	2,214		1,968
			226,376

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,968	100.0188	118.77	233,739	2015	2015	0	0	3.15	96.85
1 SNGL FAM - 100% - 2019										Heated Area: 1689	HX Base Yr 2019



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			226,376
TOTAL MARKET OB/XF VALUE			23,503
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			304,879
SOH/AGL Deduction			114,163
ASSESSED VALUE			190,716
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			135,716
TOTAL JUST VALUE			304,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531557	VINYLPPOOL	12,599	12/01/2015
B1530395	CO ISSUED	0	09/24/2015
B1530395	NEW CONSTR	212,057	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0755	10/12/2018	WD	Q	I	01	235,000
GRANTOR: WILLIAMS CHERYL A & R						
GRANTEE: MCCONNELL DAVID WAY						
2036/1103	9/25/2015	WD	U	I	11	100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WILLIAMS CHERYL ANN						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2015	2015	3	96	318	
2	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	100	2015	2015	3	96	2,945	
3	0866	POOL FIBER	0	100	17	12	204.00	SF	72.00	72.00	100	2016	2016	3	78	11,457	
4	0845	KOOL DECK	0	100	0	0	533.00	SF	7.25	7.25	100	2016	2016	3	97	3,748	
5	0479	VF PICKET	0	100	0	0	18.00	LF	10.00	10.00	100	2016	2016	3	92	166	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
7	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	92	4,593	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
95926 GRAYLON DR, YULEE					
TOTAL OB/XF 23,503					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W26 N13 W14 S63 E13 N4 FOP=[YR=2015] E7									
FGR=[YR=2015] S7 E20 N26 W12 S4 W8 S15\$ N7 W5 S6 W2 S1\$ N1									
E2 N6 E5 N8 E8 N4 E12 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF 23,503														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							