

FLACH-KC PROPERTIES LLC
5040 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

2023

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 70

16 WD FR STUC 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

11 CLAY TILE 30

03 CENTRAL 100

04 AIR DUCTED 100
3 100
2 100

02 WOOD FRAME 100
1. 1. 100
0 100

00 NONE 100

01 Quality Level 01

0100 SINGLE FAMILY

MKT AREA

04

4038.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,551 100 1,551 179,491

FGR 413 55 227 26,270

FOP 56 30 17 1,967

PTO 120 5 6 694

TOTALS 2,140 1,801 208,422

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 0 0 0 651.00 SF 6.50 6.50 100 2015 2015 3 96 4,062

LAND DESCRIPTION

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 0 0 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 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,801 100.6200 119.49 215,201 2015 2015 0 0 0 3.15 96.85

1 SNGL FAM - 0% - 2023 Heated Area: 1551 HX Base Yr

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

95932 GRAYLON DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 288,422

TOTAL MARKET OB/XF VALUE 4,062

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 267,484

SOH/AGL Deduction 0

ASSESSED VALUE 267,484

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 267,484

TOTAL JUST VALUE 267,484

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 215,508

SALES DATA

OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE

2566/0575 5/25/2022 WD Q I 01 347,500

GRANTOR: WYLIE JIMMIE B & TERE

GRANTEE: FLACH-KC PROPERTIES

2352/0331 4/06/2020 WD Q I 01 210,000

GRANTOR: WIMMER HOLLY BETH & D

GRANTEE: WYLIE JIMMIE B & TE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 PTO=[YR=2015] N10 W12 S10 E12\$ W27 S47 E13 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N22 W11 S3 W9 S12\$ N8 W7 S8\$ N8 E7 N4 E9 N3 E11 N32\$.