LOT 39
CHESTER ROAD PB 6/81-84

GRAFTON MARY I ELLIS TRUST/GRAFTON MARY TRUSTEE
96372 GREEN PINE RD
YULEE, FL 32097

2023

44-3N-28-507R-0039-0000

BUILDING CHARACTERISTICS

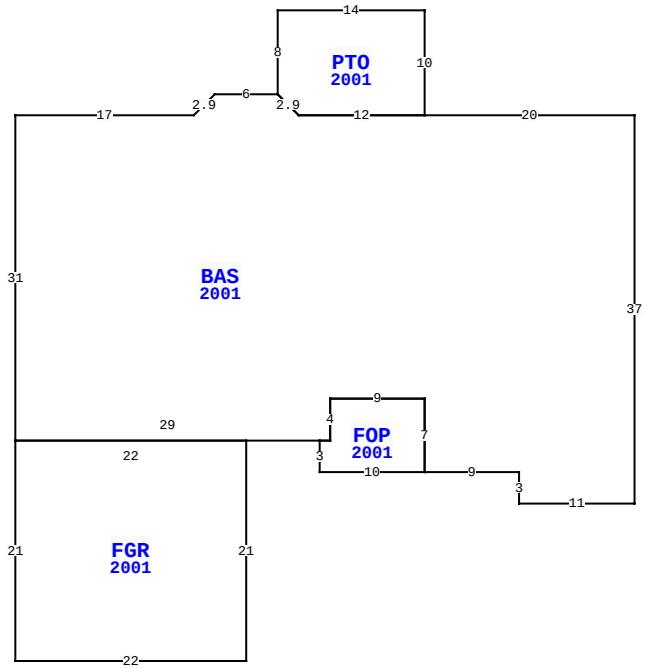
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	276,558
FGR	462	55	254	36,933
FOP	66	30	20	2,908
PTO	138	5	7	1,018
TOTALS	2,568		2,183	317,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,183	111.0340	158.22	345,394	2001	2005	0	0	0	8.10	91.90

1 SFR CUST – 100% - 2023 Heated Area: 1902 HX Base Yr 2023



96372 GREEN PINE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,417
TOTAL MARKET OB/XF VALUE		6,063
TOTAL LAND VALUE - MARKET		191,300
TOTAL MARKET VALUE		514,780
SOH/AGL Deduction		0
ASSESSED VALUE		514,780
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		459,780
TOTAL JUST VALUE		514,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004476	REPAIR/RRF	29,000	06/01/2020
B017857	NEW CONSTR	97,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0642	12/29/2021	WD	Q	I	02	488,000
GRANTOR: BRAUDA JOHN L & PAMEL						
GRANTEE: GRAFTON MARY I ELLI						
0999/1712	7/26/2001	WD	Q	I		159,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BRAUDA JOHN L & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 PTO=[YR=2001] N10 W14 S8 D2 R2 E12$ W12 U2 L2 W6 D2 L2 W17 S31 FGR=[YR=2001] S21 E22 N21 W22$ E29 FOP=[YR=2001] S3 E10 N7 W9 S4 W1 $ E1 N4 E9 S7 E9 S3 E11 N37 $.

EXTRA FEATURES

LN	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	1,422.00	SF	5.20	5.20	100	2001	2001	3	82	6,063	

LAND DESCRIPTION

TOTAL OB/XF 6,063

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	2.36	AC		1.00	1.00	1.00	80,000.00	80,000.00	188,800							
2	009525	C	RES POND	100					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 3.36 Total Land Value: 191,300 Market: 0 Agricultural: 0 Common: 191,300 PRINTED 08/02/2023 BY SYS