LOT 20
LANCEFORD PB 6/356

WATSON LOIS A
96153 GRAVEL CREEK DR
YULEE, FL 32097

2023

45-3N-28-121L-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

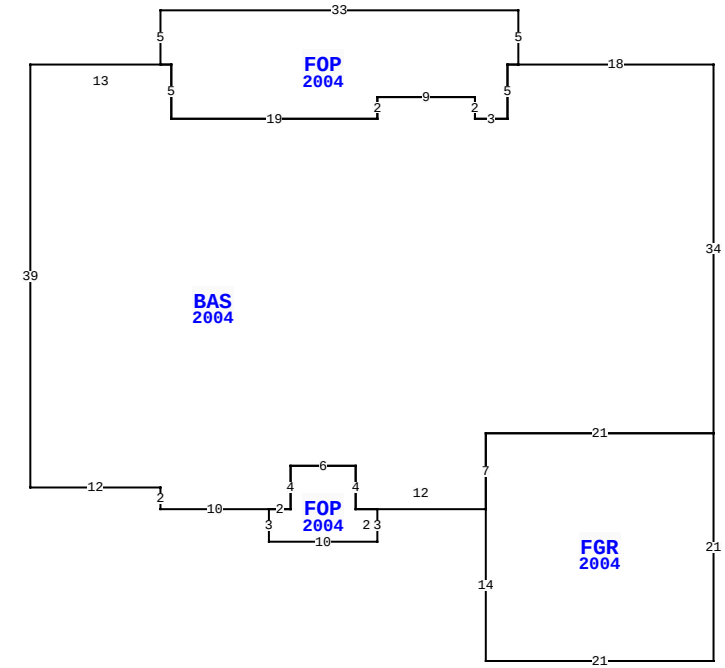
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100	2,251	279,800
FGR	441	55	243	30,205
FOP	54	30	16	1,989
FOP	302	30	91	11,312
TOTALS	3,048		2,601	323,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	118.9440	141.25	367,391	2004	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 2251 HX Base Yr 2020



96153 GRAVEL CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,304
TOTAL MARKET OB/XF VALUE		7,028
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		430,332
SOH/AGL Deduction		152,481
ASSESSED VALUE		277,851
TOTAL EXEMPTION VALUE	HX HB 13 WX	277,851
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21617	XFOB	3,268	07/01/2008
B0413023	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0716	2/15/2019	WD	Q	I	01	355,000
GRANTOR: FRAME TOMMY NEIL						
GRANTEE: WATSON LOIS A						
1237/1048	6/14/2004	WD	Q	V		45,000
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: FRAME TOMMY NEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N5 W33 S5 E1 S5 E19 N2 E9 S2 E3 N5 E1 $ W1 S5 W3 N2 W9 S2 W19 N5 W13 S39 E12 S2 E10
FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12
FGR=[YR=2004] S14 E21 N21 W21 S7 $ N7 E21 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,522.00	SF	4.00	4.00	100	2004	2004	3	86	5,236	
2	0351	CARPORT MT	0	100	14	32	448.00	SF	10.00	10.00	100	2008	2008	3	40	1,792	

LAND DESCRIPTION

TOTAL OB/XF 7,028

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/14/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS