

CANNONE BRANDEN M & NANCY E
96039 GRAVEL CREEK DR
YULEE, FL 32097

45-3N-28-121L-0026-0000

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	12	HARDWOOD 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	3,556	100	3,556	403,327
FGR	944	55	519	58,866
FOP	259	30	78	8,847
FSP	539	40	216	24,499
TOTALS	5,298		4,369	495,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,369	101.1780	120.15	524,935	2008	2010	0	0	5.60	94.40

1 SNGL FAM - 100% - 2010
Heated Area: 3556
HX Base Yr 2010

BLD DATE 12/28/2007 RK LGL DATE
XF DATE LAND DATE
INC DATE AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		495,539
TOTAL MARKET OB/XF VALUE		45,257
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		640,796
SOH/AGL Deduction		350,668
ASSESSED VALUE		290,128
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		240,128
TOTAL JUST VALUE		640,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009444	REPAIR/RRF	34,722	11/01/2020
B20512	SWIM POOL	30,000	09/01/2007
C19654	CO ISSUED	400,000	03/01/2007
B19654	NEW CONSTR	400,000	03/01/2007
E18950	ELEC OTHER	1,800	03/01/2007
M12794	MECH OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1663/1858	12/31/2009	QC	U	I	11	75,000

GRANTOR: CANNONE BRANDON
GRANTEE: CANNONE BRANDON M &
1256/0711 9/01/2004 WD Q V 51,000
GRANTOR: BOYLE RICHARD M & MAR
GRANTEE: CANNONE BRANDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W34 S9 FSP=[YR=2018] W29 S16 E2 D3 R3 S2 E18 N6 U3 R3 E3 N12\$ S12 W3 D3 L3 S6 W18 N2 U3 L3 W2 N10 W11 S49 E16 FOP=[YR=2008] S3 E12 S2 E10 N2 E12 FGR=[YR=2008] S32 E11 S2 E13 N39 W9 N2 W15 S7 \$ N6 W14 N5 W7 S5 W13 S3 \$ N3 E13 N5 E7 S5 E14 N1 E15 S2 E9 N62 \$.

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	0462	ST/AL FNC	0 100	0	0	930.00	SF	10.00	10.00	100	2007	2007	3	52	4,836	
2	0812	CONCRETE C	0 100	0	0	2,593.00	SF	4.00	4.00	100	2007	2007	3	89	9,231	
3	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	2007	2007	3	52	23,205	
4	0845	KOOL DECK	0 100	0	0	733.00	SF	7.25	7.25	100	2007	2007	3	89	4,730	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

TOTAL OB/XF

45,257

REVIEW DATE 08/17/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS