PT OF E1/2 OF SE1/4 R673976
OR 156/323 & OR 177/518
PARCELS 5-7 & 5-11

GRAY WALTER E & DONNA G
75029 BUFFALO STREET
YULEE, FL 32097

2024

08-2N-27-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

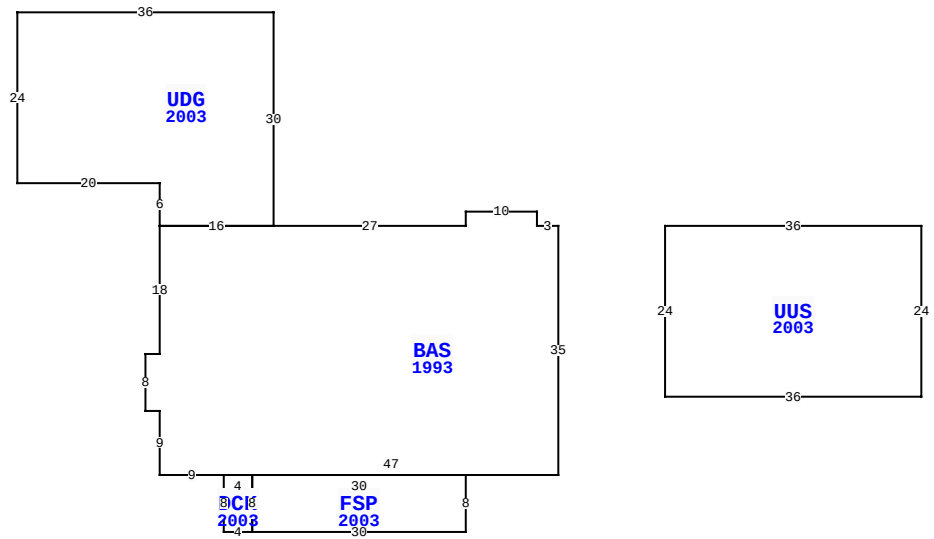
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	161,435
DCK	32	10	3	243
FSP	240	40	96	7,765
UDG	960	55	528	42,704
UUS	864	50	432	34,940
TOTALS	4,092		3,055	247,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,055	115.8280	110.04	336,172	1986	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1996 HX Base Yr



75029 BUFFALO ST, 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		268,061
TOTAL MARKET OB/XF VALUE		7,513
TOTAL LAND VALUE - MARKET		134,400
TOTAL MARKET VALUE		409,974
SOH/AGL Deduction		182,460
ASSESSED VALUE		227,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,514
TOTAL JUST VALUE		409,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311980	FOUNDATION	1,200	11/01/2003
B0363956	NEW CONSTR	60,192	05/01/2003
8481	MH MOVE-ON	9,000	03/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0156/0323	1/01/1973	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N2 W10 S2 W27 UDG=[YR=2003] N30 W36 S24 E20 S6 E16 $ W16 S18 W2 S8 E2 S9 E9 DCK=[YR=2003] S8 E4 FSP=[YR=2003] E30 N8 W30 S8 $ N8 W4 $ E47 N35 $ PTR= E15 UUS=[YR=2003] E36 S24 W36 N24 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	1242	WD DECK A	0	100	26	5	130.00	SF	10.00	10.00	100	2003	2003	3	21	273	
3	0751	UOP	0	100	9	5	45.00	SF	10.00	10.00	100	2003	2003	3	32	144	
4	0812	CONCRETE C	0	100	0	0	1,776.00	SF	4.00	4.00	100	2003	2003	3	83	5,896	

LAND DESCRIPTION

TOTAL OB/XF 7,513

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		OR	0.00	0.00	2.80	AC		1.00	1.00	0.60	80,000.00	48,000.00	134,400							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 2.80 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 08/06/2024 BY SYS

PT OF E1/2 OF SE1/4 R673976
OR 156/323 & OR 177/518
PARCELS 5-7 & 5-11

GRAY WALTER E & DONNA G
75029 BUFFALO STREET
YULEE, FL 32097

2024

08-2N-27-0000-0005-0070

BUILDING CHARACTERISTICS

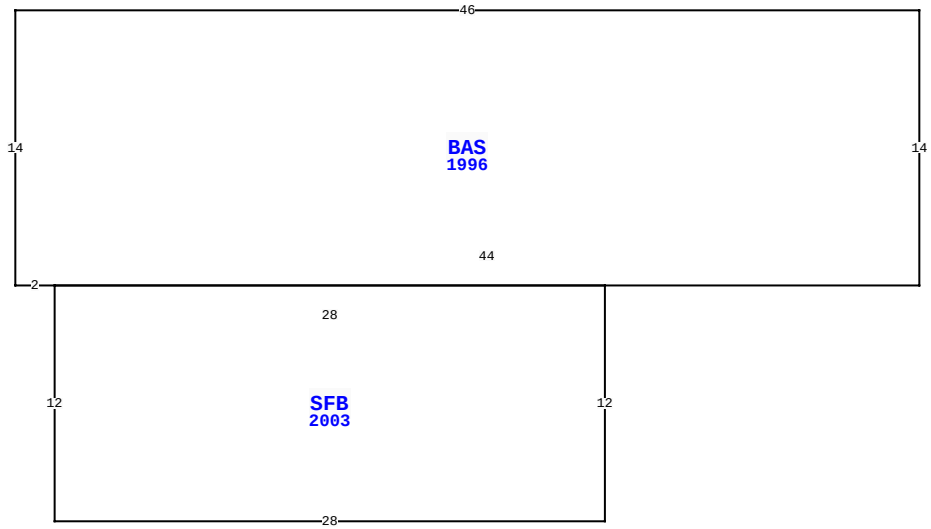
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	14,795
SFB	336	80	269	6,180
TOTALS	980		913	20,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	913	109.4000	76.58	69,918	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 913 HX Base Yr



75029 BUFFALO ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,061
TOTAL MARKET OB/XF VALUE		7,513
TOTAL LAND VALUE - MARKET		134,400
TOTAL MARKET VALUE		409,974
SOH/AGL Deduction		182,460
ASSESSED VALUE		227,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,514
TOTAL JUST VALUE		409,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0156/0323	1/01/1973	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W46 S14 E2 SFB=[YR=2003] S12 E28 N12 W28 $ E44 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/23/2020 BY NWP Total Acres: 2.80 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 08/06/2024 BY SYS