

BOUCHARD GARRY JR &/CARZOO AMY
96043 GRAYLON DR
YULEE, FL 32097

37-3N-28-0740-0603-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

TOTAL GROSS AREA1,602

PCT OF BASE100

TOT ADJ AREA1,602

SUBAREA MARKET VALUE173,184

FGR4025522123,891

FOP18305540

FST11230343,675

TOTALS2,1671,880203,237

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000543.00SF5.205.20100201020103912,569

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE07/01/2024BY NWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100011,880121.7062115.62217,36620102010006.5093.50

1 SINGLE FAM - 100% - 2019Heated Area: 1602HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

TOTAL OB/XF2,569

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE203,237

TOTAL MARKET OB/XF VALUE2,569

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE260,806

SOH/AGL Deduction88,402

ASSESSED VALUE172,404

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE122,404

TOTAL JUST VALUE260,806

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE251,707

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2218/02688/07/2018WDQI01205,500

GRANTOR:MCCRACKEN JOINT REV L

GRANTEE:BOUCHARD GARRY JR &

2172/12491/11/2018WDUI11100

GRANTOR:MCCRACKEN ROBERT B &

GRANTEE:MCCRACKEN JOINT REV

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010]W14 BAS=[YR=2010]W25 S49 E13 N4
FOP=[YR=2010]E6 FGR=[YR=2010]S18 E20 N19 W9 N2
FST=[YR=2010]N3 W11 S3 E11\$ W11 S3\$ N3 W6 S3 \$ N3 E6 N3 E11
S5 E9 N36 W14 N8 \$ S8E14 N8 \$.