LOT 635
IN OR 2019/1400
HERON ISLES #2 PB 7/218

VEZZOSI DOUGLAS JOSEPH/VEZZOSI BRANDY KAY
96188 GRAYLON DR
YULEE, FL 32097

**2024**

**37-3N-28-0740-0635-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

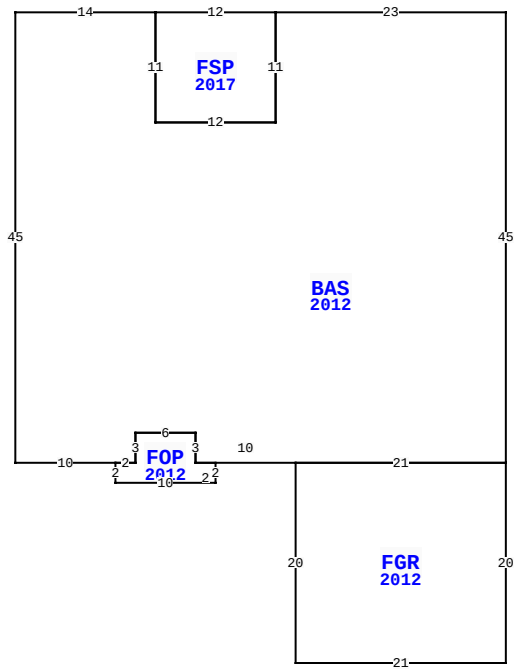
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,055 | 100 | 2,055 | 231,879 |
| FGR | 420 | 55 | 231 | 26,065 |
| FOP | 38 | 30 | 11 | 1,241 |
| FSP | 132 | 40 | 53 | 5,981 |
| TOTALS | 2,645 | | 2,350 | 265,165 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,350 | 125.1558 | 118.90 | 279,415 | 2012 | 2012 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM – 100% - 2016 Heated Area: 2055 HX Base Yr 2016




96188 GRAYLON DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 265,165 |
| TOTAL MARKET OB/XF VALUE | | 3,221 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 323,386 |
| SOH/AGL Deduction | | 131,816 |
| ASSESSED VALUE | | 191,570 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 141,570 |
| TOTAL JUST VALUE | | 323,386 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000103 | REPAIR/RRF | 22,000 | 01/04/2022 |
| B2112149 | SOLAR PANELS | 62,052 | 09/13/2021 |
| B25835 | CO ISSUED | 0 | 07/17/2012 |
| E24992 | ELEC OTHER | 0 | 05/01/2012 |
| M17168 | H/AC | 0 | 05/01/2012 |
| P15831 | NEW CONSTR | 0 | 04/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2019/1400 | 12/18/2015 | QC | U | I | 11 | 100 |
| GRANTOR: LEACH DOUGLAS JOSEPH | | | | | | |
| GRANTEE: VEZZOSI DOUGLAS JOS | | | | | | |
| 1989/0535 | 6/30/2015 | WD | Q | I | 01 | 195,000 |
| GRANTOR: OBERTANCE VICTOR T & | | | | | | |
| GRANTEE: LEACH DOUGLAS JOSEP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W23 FSP=[YR=2017] W12 S11 E12 N11 $ S11 W12 N11 W14 S45 E10 FOP=[YR=2012] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 FGR=[YR=2012] S20 E21 N20 W21 $ E21 N45 $ .

## 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 | 666.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 93 | 3,221 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,221

| 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 | 000134 | C | SFR POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS