



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	85,630
FGR	400	55	220	24,788
FOP	24	30	7	789
FOP	150	30	45	5,070
FUS	1,044	100	1,044	117,628

TOTALS	2,378		2,076	233,904
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	610.00	SF	5.20	
2	0462	ST/AL FNC	0	0	20	80.00	SF	10.00	
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,076	124.1856	117.98	244,926	2014	2014	0	0
1 SINGLE FAM - 0% - 2024									
Heated Area: 1804									
HX Base Yr									

96102 GRAYLON DR, YULEE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
610.00	SF	5.20	5.20	100	2014	2014	3	95	3,013	
80.00	SF	10.00	10.00	100	2016	2016	3	81	648	
1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

TOTAL OB/XF									
3,931									

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,904	
TOTAL MARKET OB/XF VALUE		3,931	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		292,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		292,835	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		292,835	
TOTAL JUST VALUE		292,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327722	CO ISSUED	0	07/18/2014
B1327722	NEW CONSTR	232,749	09/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2654/329	7/14/2023	WD	Q	I	01	320,000	
GRANTOR: DAVIS NICHOLAS J							
GRANTEE: RDK 2012 REVOCABLE							
2202/0782	5/31/2018	TD	U	I	19	175,000	
GRANTOR: CREWS GREGORY TRUSTEE							
GRANTEE: DAVIS NICHOLAS J ET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W13 FOP=[YR=2014] N10 W15 S10 E15 \$ W15 S22 FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 \$ N20 W20 \$ E20 S18 E8 N40 \$ PTR= E30 FUS=[YR=2014] E28 S31 W12 S11 W16 N42 \$W30\$.									