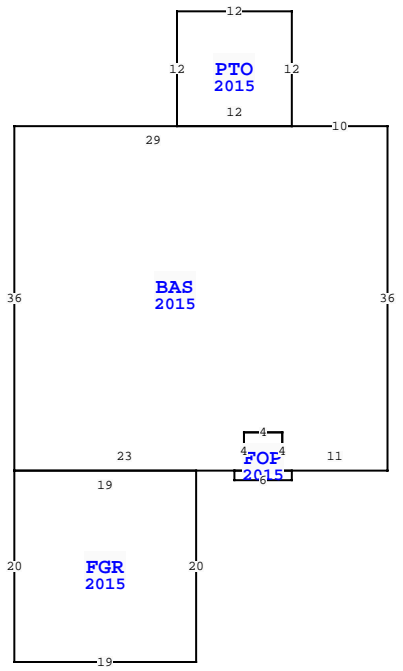




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	1,388	100	1,388
FGR	380	55	209
FOP	22	30	7
PTO	144	5	7
TOTALS	1,934		1,611

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	127.6836	121.30	195,414	2015	2015	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2017											
Heated Area: 1388											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			188,281
TOTAL MARKET OB/XF VALUE			3,661
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			246,942
SOH/AGL Deduction			99,323
ASSESSED VALUE			147,619
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			97,619
TOTAL JUST VALUE			246,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530257	CO ISSUED	0	10/07/2015
B1530257	NEW CONSTR	170,545	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0464	10/16/2015	WD Q	Q	I	01	141,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HALE JOHN R						
1966/1766	3/02/2015	WD Q	Q	V	01	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOMES BUI						

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	0810	CONCRETE A	0	100	32	3			6.50	100	2015	2015	3	95	593	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	95	3,068	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
95913 GRAYLON DR, YULEE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W10 PTO=[YR=2015] N12 W12 S12 E12\$ W29 S36									
FGR=[YR=2015] S20 E19 N20 W19\$ E23 FOP=[YR=2015] S1 E6 N1									
W1 N4 W4 S4 W1\$ E1 N4 E4 S4 E11 N36\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							