

WATSON BEN D
96153 GRAVEL CREEK DR
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD		CONSTRUCTION												PAGE 1 of 1															
Exterior Wall		20		FACE BRICK 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Roof Structur		08		IRREGULAR 100		0900		01		2,601		118.9440		148.68		386,717		2004		2006		0		0		12.75		87.25			
Roof Cover		03		COMP SHNGL 100		1		SNGL FAM - 100%		- 2024				Heated Area: 2251						HX Base Yr 2024											
Interior Wall		05		DRYWALL 100																											
Interior Floo		11		CLAY TILE 50																											
Interior Floo		12		HARDWOOD 50																											
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		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				4026.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,251		100		2,251		292,007																							
FGR		441		55		243		31,523																							
FOP		54		30		16		2,076																							
FOP		302		30		91		11,805																							
TOTALS		3,048				2,601		337,411																							
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		0812		CONCRETE C		0 100		0 0		1,522.00		SF		4.00		4.00		100		2004		2004		3		84		5,114			
2		0351		CARPORT MT		0 100		14 32		448.00		SF		10.00		10.00		100		2008		2008		3		35		1,568			
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