

LOT 23
PT OR 1899/330
LANCEFORD PB 6/356

PLATT KEITH & MAGON
96095 GRAVEL CREEK DR
YULEE, FL 32097

2024

45-3N-28-121L-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2,109	274,799
FGR	460	55	253	32,966
FOP	64	30	19	2,476
FSP	252	40	101	13,160
TOTALS	2,885		2,482	323,400

TOTALS		27,000	27,482	326,746			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0462	ST/AL FNC	0	100	348	0	
3	0463	FENCE GATE	0	100	0	0	
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LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D							
1	000100	C	SFR	100								

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,482	111.7872	139.73	346,810	2014	2014	0	0	0	6.75	93.25
1 SNGL FAM - 100% - 2015 Heated Area: 2109 HX Base Yr 2015												
96095 GRAVEL CREEK DR, YULEE												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,400	
TOTAL MARKET OB/XF VALUE		27,104	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		450,504	
SOH/AGL Deduction		220,192	
ASSESSED VALUE		230,312	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		180,312	
TOTAL JUST VALUE		450,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428369	CO ISSUED	0	06/20/2014
B1428369	NEW CONSTR	244,308	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1899/0330	1/23/2014	WD	Q	V	01	38,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: PLATT KEITH & MAGON						
1153/1495	7/15/2003	WD	U	V	19	306,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2014] W15 FSP=[YR=2014] N8 W21 S12 E21 N4 \$ S4 W21 N4 W14 S49 E11 FOP=[YR=2014] S6 E10 N3 W2 N5 W5 S2 W3 \$ E3 N2 E5 S5 E11 FGR=[YR=2014] S6 E20 N23 W20 S17 \$ N17 E20 N35 \$.												