

PT OF E1/2 OF SE1/4 R673976
OR 156/323 & OR 177/518
PARCELS 5-7 & 5-11

GRAY FAMILY TRUST/GRAY WALTER E TRUSTEE
75029 BUFFALO STREET
YULEE, FL 32097

2025

08-2N-27-0000-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	15	HARDTILE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1993	1,996	164,150
DCK	32	10	2003	3	246
FSP	240	40	2003	96	7,895
UDG	960	55	2003	528	43,422
UUS	864	50	2003	432	35,528

TOTALS	4,092			3,055	251,241
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	1242	WD DECK A	0 100	26	5	130.00	SF	10.00	10.00
3	0751	UOP	0 100	9	5	45.00	SF	10.00	10.00
4	0812	CONCRETE C	0 100	0	0	1,776.00	SF	4.00	4.00
5	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.80

REVIEW DATE	03/23/2020	BY	NWP
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,055	115.8280	115.83	353,861	1986	1986	0	0	29.00	71.00
1 SINGLE FAM - 100% - 0 Heated Area: 1996 HX Base Yr 1987											

75029 BUFFALO ST, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	1242	WD DECK A	0 100	26	5	130.00	SF	10.00	10.00	100	2003	2003	3	20	260	
3	0751	UOP	0 100	9	5	45.00	SF	10.00	10.00	100	2003	2003	3	30	135	
4	0812	CONCRETE C	0 100	0	0	1,776.00	SF	4.00	4.00	100	2003	2003	3	82	5,825	
5	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	30.00	100	2025	2023		97	10,476	

TOTAL OB/XF										17,856						
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
1	000100	C	RES	100		OR	0.00	0.00	2.80	AC		1.00	1.00	0.60	85,000.00	51,000.00

Total Acres: 2.80	Total Land Value: 142,800	Market: 0	Agricultural: 0	Common: 142,800
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				256,299	
TOTAL MARKET OB/XF VALUE				17,856	
TOTAL LAND VALUE - MARKET				142,800	
TOTAL MARKET VALUE				416,955	
SOH/AGL Deduction				183,307	
ASSESSED VALUE				233,648	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				182,926	
TOTAL JUST VALUE				416,955	
NCON VALUE				10,476	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				409,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311980	FOUNDATION	1,200	11/01/2003
B0363956	NEW CONSTR	60,192	05/01/2003
8481	MH MOVE-ON	9,000	03/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/923	12/03/2024	WD U	I	I	11	100
GRANTOR: GRAY WALTER E & DONNA						
GRANTEE: GRAY FAMILY TRUST						
2733/520	8/09/2024	WD U	I	I	11	100
GRANTOR: GRAY WALTER E & DONNA						
GRANTEE: GRAY FAMILY TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 N2 W10 S2 W27 UDG=[YR=2003] N30 W36 S24 E20 S6 E16 \$ W16 S18 W2 S8 E2 S9 E9 DCK=[YR=2003] S8 E4 FSP=[YR=2003] E30 N8 W30 S8 \$ N8 W4 \$ E47 N35 \$ PTR= E15 UUS=[YR=2003] E36 S24 W36 N24 \$ W15 \$.									

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