PT OF SEC 32-4N-26E
IN OR 2448/1176
UTIL ESMT IN OR 2457-1808

POSTON DONALD B
67145 GREGG DYAL RD
YULEE, FL 32097

2025

32-4N-26-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

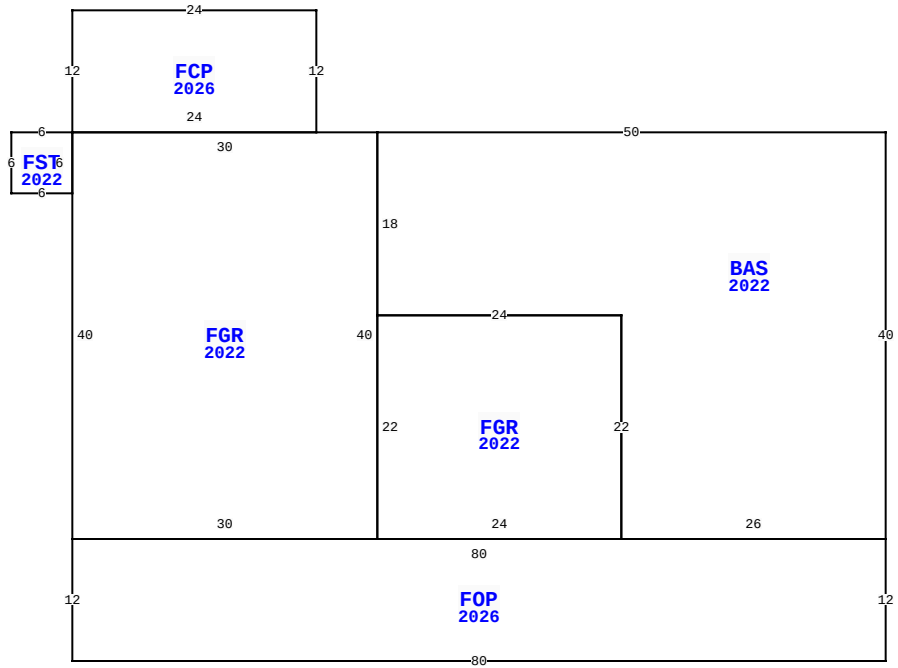
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	2022	1,472	173,679
FCP	288	25	2026	72	8,495
FGR	528	55	2022	290	34,216
FGR	1,200	55	2022	660	77,872
FOP	960	30	2026	288	33,981
FST	36	55	2022	20	2,360
TOTALS	4,484			2,802	330,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,802	90.2880	119.18	333,942	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1472 HX Base Yr 2023



67145 GREG DYAL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,603
TOTAL MARKET OB/XF VALUE		21,506
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		399,839
SOH/AGL Deduction		119,285
ASSESSED VALUE		280,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,832
TOTAL JUST VALUE		514,109
NCON VALUE		36,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010237	CO ISSUED	0	03/10/2022
21010237	NEW CONSTR	277,018	08/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1176	3/26/2021	WD	Q	V	01	104,000

GRANTOR: STACK JOHN P & BARBAR

GRANTEE: POSTON DONALD B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W50 S18 E24 S22 E26 N40 $
FGR=[YR=2022;ORIG=-50,0] W30 S40 E30 N40 $
FGR=[YR=2022;ORIG=-50,40] E24 N22 W24 S22 $
FST=[YR=2022;ORIG=-80,0] W6 S6 E6 N6 $
FOP=[YR=2026;ORIG=-80,40] E80 S12 W80 N12 $
FCP=[YR=2026;ORIG=-80,-12] E24 S12 W24 N12 $
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EXTRA FEATURES

LN	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	0680	POLE SHED	0	100	48	36	1,728.00	SF	10.00	10.00	100	2021	2021	3	93	16,070	
3	0811	CONCRETE B	0	100	88	12	1,056.00	SF	5.20	5.20	100	2022	2022	3	99	5,436	

LAND DESCRIPTION

TOTAL OB/XF 21,506

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	390.00	390.00	2,730							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 03/02/2022 BY HS Total Acres: 8.00 Total Land Value: 47,730 Market: 117,000 Agricultural: 2,730 Common: 45,000 PRINTED 07/30/2025 BY SYS