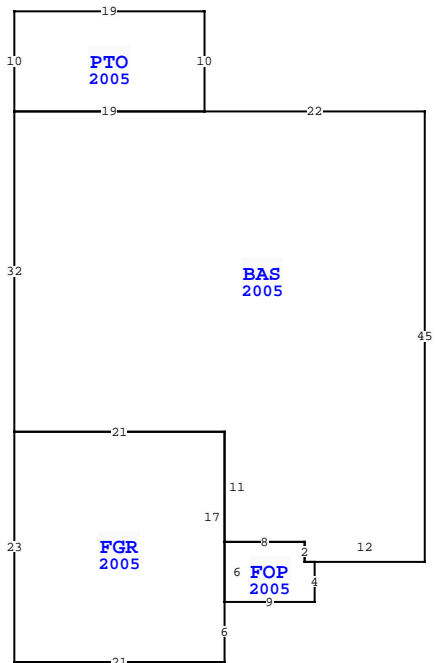




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2024		Heated Area: 1556							HX	Base Yr



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2005	1,556	160,372
FGR	483	55	2005	266	27,416
FOP	52	30	2005	16	1,649
PTO	190	5	2005	10	1,031
TOTALS	2,281			1,848	190,468

96004 GRAY HERON CT, YULEE

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

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	0811	CONCRETE B	0	0	0	0		5.20	100	2005	2005	3	84	2,608	

TOTAL OB/XF 2,608

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		190,468	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		258,076	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,076	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,076	
TOTAL JUST VALUE		258,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15515	ELEC OTHER	2,000	08/01/2005
M10141	MECH OTHER	0	08/01/2005
P0509613	OTHER	0	06/01/2005
R07418	REPAIR/RRF	3,000	04/01/2005
B14900	NEW CONSTR	115,106	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1668	2/15/2023	WD	Q	I	01	309,900
GRANTOR: OP GOLD LLC						
GRANTEE: MCWHORTER DOVER GRA						
2594/1313	10/06/2022	WD	Q	I	02	295,000
GRANTOR: HUNTER ANDREW R & ASH						
GRANTEE: OP GOLD LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W22 PTO=[YR=2005] N10 W19 S10 E19 \$ W19 S32 FGR=[YR=2005] S23 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6 \$ N17 W21 \$ E21 S11 E8 S2 E12 N45\$ .