



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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	4038.00		

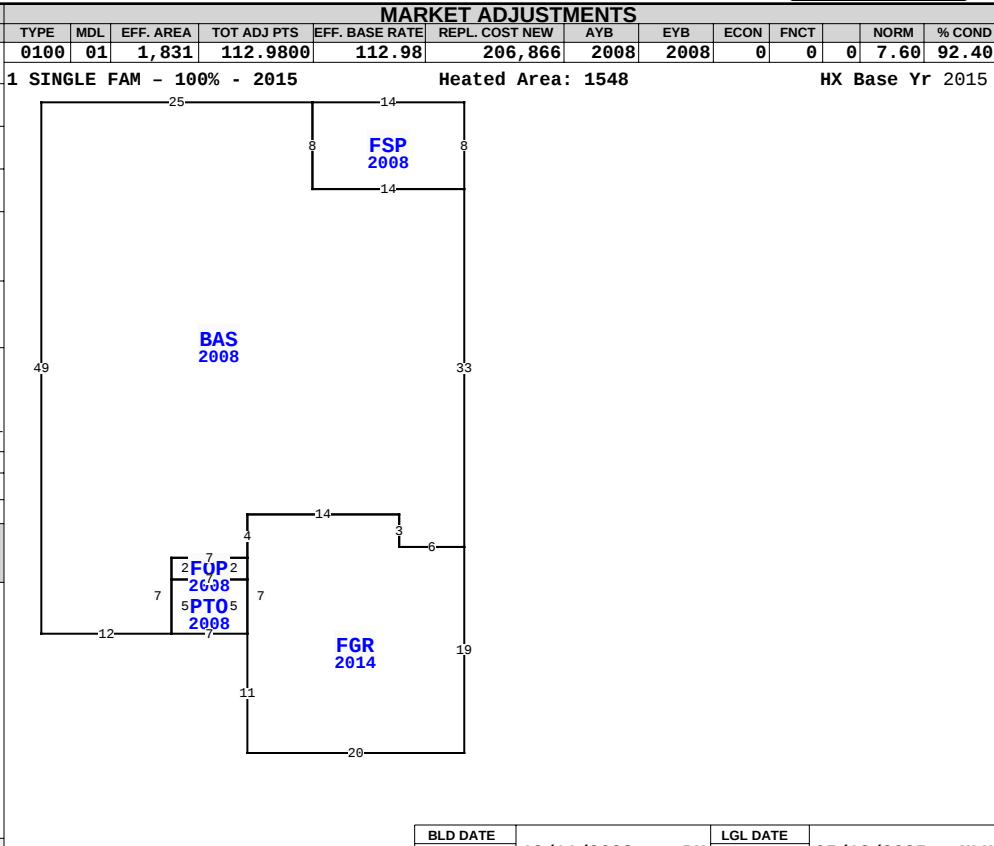
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2008	1,548	161,601
FGR	422	55	2014	232	24,219
FOP	14	30	2008	4	418
FSP	112	40	2008	45	4,698
PTO	35	5	2008	2	209
TOTALS	2,131			1,831	191,144

EXTRA FEATURES					
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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	100	0	0	542.00	SF	5.20	5.20	100	2008	2008	3	88	2,480	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2014	2014	3	85	2,448	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
4	0479	VF PICKET	0	100	0	0	87.00	LF	10.00	10.00	100	2014	2014	3	85	740	

LAND DESCRIPTION																	
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	LAND VALUE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

REVIEW DATE	05/12/2019	BY	KBA
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96025 GRAYLON DR, YULEE	BLD DATE	12/11/2008	RK	LGL DATE	05/13/2025	MLU
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

TOTAL OB/XF																	
5,923																	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191,144	
TOTAL MARKET OB/XF VALUE		5,923	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		262,067	
SOH/AGL Deduction		108,320	
ASSESSED VALUE		153,747	
TOTAL EXEMPTION VALUE		HX HB DX	55,722
BASE TAXABLE VALUE		98,025	
TOTAL JUST VALUE		262,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007722	REPAIR/RRF	10,575	09/01/2020
B1429398	REMODEL	675	10/01/2014
M13412	H/AC	0	11/01/2007
E20061	NEW CONSTR	2,000	10/01/2007
B20546	NEW CONSTR	138,864	09/01/2007
P12733	OTHER	0	09/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2782/792	4/08/2025	WD U	I	11	100
GRANTOR: COLEMAN JERRY LEE LEW					
GRANTEE: COLEMAN JERRY TRUST					
2579/0310	7/21/2022	WD U	I	16	17,000
GRANTOR: BROWN VIVIAN IRENE					
GRANTEE: COLEMAN JERRY LEE L					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FSP=[YR=2008] W14 BAS=[YR=2008] W25 S49 E12 PTO=[YR=2008] E7 FGR=[YR=2014] S11 E20 N19 W6 N3 W14 S4 FOP=[YR=2008] S2 W7 N2 E7 \$ S7\$ N5 W7 S5 \$ N7 E7 N4 E14 S3 E6 N33 W14 N8 \$ S8 E14 N8 \$.																	