

MOES AURORA
96177 GRAYLON DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 80		0100	01	2,524	107.8560	107.86	272,239	2010	2010		0		0	6.60	93.40	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM - 100% - 2023										Heated Area: 2176										HX Base Yr 2023									
Roof Structur		03	GABLE/HIP 100		29 16 58 44 22 28 11 7 11 28 11 7 6																													