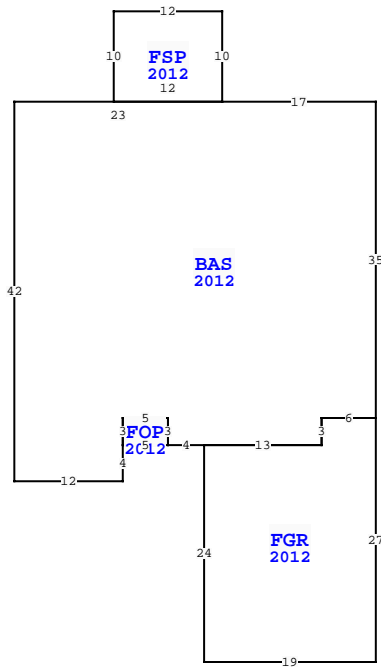


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,535	100	2012
FGR	474	55	2012
FOP	15	30	2012
FSP	120	40	2012
TOTALS	2,144		
		1,848	220,541

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020		233,624	2012	2012	0	0	5.60	94.40
				Heated Area: 1535			HX Base Yr 2020				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			220,541
TOTAL MARKET OB/XF VALUE			3,014
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			288,555
SOH/AGL Deduction			92,423
ASSESSED VALUE			196,132
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			145,410
TOTAL JUST VALUE			288,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25640	CO ISSUED	0	05/21/2012
E24829	NEW CONSTR	0	03/01/2012
M16995	H/AC	0	03/01/2012
P15771	NEW CONSTR	0	03/01/2012
B25640	NEW CONSTR	176,428	02/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/839	5/13/2025	QC	U	I	11	100

GRANTOR: WILLIAMS CLAUDIE M
GRANTEE: LORRAINE MARIAH
2317/1056 10/31/2019 WD Q I 01 233,000
GRANTOR: BOOTH BETH SUSAN
GRANTEE: LORRAINE MARIAH A &

EXTRA FEATURES		96166 GRAYLON DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2012	2012	3	92	3,014	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2012] W17 FSP=[YR=2012] N10 W12 S10 E12 \$ W23 S42 E12 N4 FOP=[YR=2012] E5 N3 W5 S3 \$ N3 E5 S3 E4 FGR=[YR=2012] S24 E19 N27 W6 S3 W13 \$ E13 N3 E6 N35 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,014							
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							