LOT 19
LANCEFORD PB 6/356

HEBERT RICHARD NEIL & KATHERINE M
96171 GRAVEL CREEK DRIVE
YULEE, FL 32097

2025

45-3N-28-121L-0019-0000

BUILDING CHARACTERISTICS

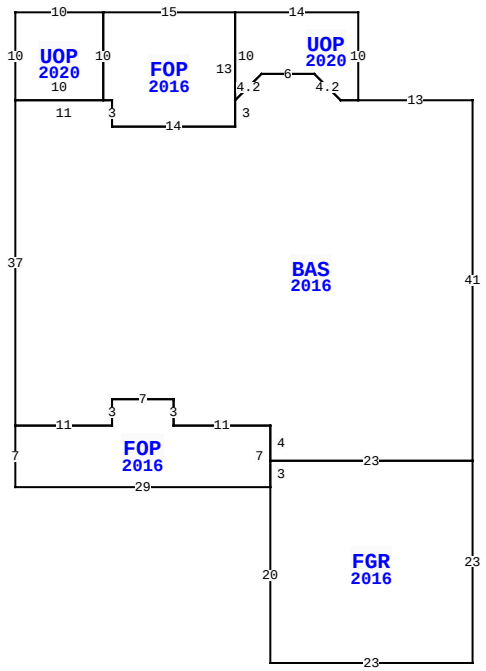
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2016	1,980	287,097
FGR	529	55	2016	291	42,195
FOP	192	30	2016	58	8,410
FOP	224	30	2016	67	9,715
UOP	100	20	2020	20	2,900
UOP	113	20	2020	23	3,335
TOTALS	3,138			2,439	353,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,439	114.4248	151.04	368,387	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



96171 GRAVEL CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,776
TOTAL MARKET OB/XF VALUE		60,916
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		558,692
SOH/AGL Deduction		216,226
ASSESSED VALUE		342,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,744
TOTAL JUST VALUE		558,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001861	SCRN ENCLSR	12,000	04/01/2020
B1908601	SWIM POOL	20,000	11/01/2019
B1906785	GARAGE	46,780	09/01/2019
B1906789	CARPORT	12,000	09/01/2019
B1631609	CO ISSUED	0	10/28/2016
B1631609	NEW CONSTR	0	01/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1995	6/05/2019	WD	Q	I	01	319,500
GRANTOR: ACKERMAN DAVID L & JU						
GRANTEE: HEBERT RICHARD NEIL						
2081/0326	10/28/2016	WD	Q	I	01	270,000
GRANTOR: RICHSTINE MARLA DENIS						
GRANTEE: ACKERMAN DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 UOP=[YR=2020] N10 W14 FOP=[YR=2016] W15 UOP=[YR=2020] W10 S10 E10 N10$ S10 E1 S3 E14 N13$ S10 U3 R3 E6 D3 R3 E2$ W2 U3 L3 W6 D3 L3 S3 W14 N3 W11 S37 FOP=[YR=2016] S7 E29 FGR=[YR=2016] S20 E23 N23 W23 S3$ N7 W11 N3 W7 S3 W11$ E11 N3 E7 S3 E11 S4 E23 N41$.

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	0812	CONCRETE C	0	100	0	0	1,625.00	SF	4.00	4.00	100	2016	2016	3	95	6,175	
2	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2019	2019	3	82	7,872	
3	0812	CONCRETE C	0	100	0	0	1,939.00	SF	4.00	4.00	100	2020	2020	3	98	7,601	
4	0911	SCRN RM A	0	100	39	24	936.00	SF	17.50	17.50	100	2020	2020	3	86	14,087	
5	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2020	2020	3	90	18,360	
6	0855	CONC PAVER	0	100	0	0	696.00	SF	10.00	10.00	100	2020	2020	3	98	6,821	

LAND DESCRIPTION

TOTAL OB/XF 60,916

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/21/2020 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

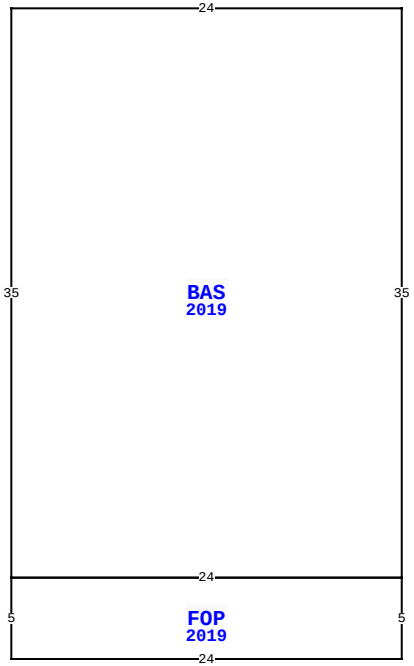
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	18,338
FOP	120	30	2019	36	786
TOTALS	960			876	19,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	876	62.1000	22.98	20,130	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



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GRANTOR: RICHSTINE MARLA DENIS						
GRANTEE: ACKERMAN DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 FOP=[YR=2019] S5 E24 N5 W24$ E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/21/2020 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS