



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100	2004	2,251	305,717
FGR	441	55	2004	243	33,002
FOP	54	30	2004	16	2,173
FOP	302	30	2004	91	12,359
TOTALS	3,048			2,601	353,251

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	1,522.00	SF	4.00	4.00
2	0351	CARPORT MT	0	100	14	448.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,601	118.9440	157.01	408,383	2004	2006	0	0
1 SNGL FAM - 100% - 2024 Heated Area: 2251 HX Base Yr 2024									
96153 GRAVEL CREEK DR, YULEE									

TOTAL OB/XF									
6,442									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/06/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,141	
TOTAL MARKET OB/XF VALUE		6,442	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		505,583	
SOH/AGL Deduction		27,721	
ASSESSED VALUE		477,862	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		427,140	
TOTAL JUST VALUE		505,583	
NCON VALUE		20,890	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008158	24X40 STRG	61,622	07/11/2024
B21617	XF08	3,268	07/01/2008
B0413023	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2685/60	12/15/2023	FJ	U	I	11
GRANTOR: WATSON LOIS A EST					
GRANTEE: WATSON BEN D					
2256/0716	2/15/2019	WD	Q	I	01
GRANTOR: FRAME TOMMY NEIL					
GRANTEE: WATSON LOIS A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FOP=[YR=2004] N5 W33 S5 E1 S5 E19 N2 E9 S2 E3 N5 E1 \$ W1 S5 W3 N2 W9 S2 W19 N5 W13 S39 E12 S2 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E12 FGR=[YR=2004] S14 E21 N21 W21 S7 \$ N7 E21 N34 \$.									

WATSON BEN D
96153 GRAVEL CREEK DR
YULEE, FL 32097

2025

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