LOT 21
L/E OR 1593/1131
LANCEFORD PB 6/356

VARRASSE RAYMOND R & FAITH L/E/
96133 GRAVEL CREEK DRIVE
YULEE, FL 32097

2025

45-3N-28-121L-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

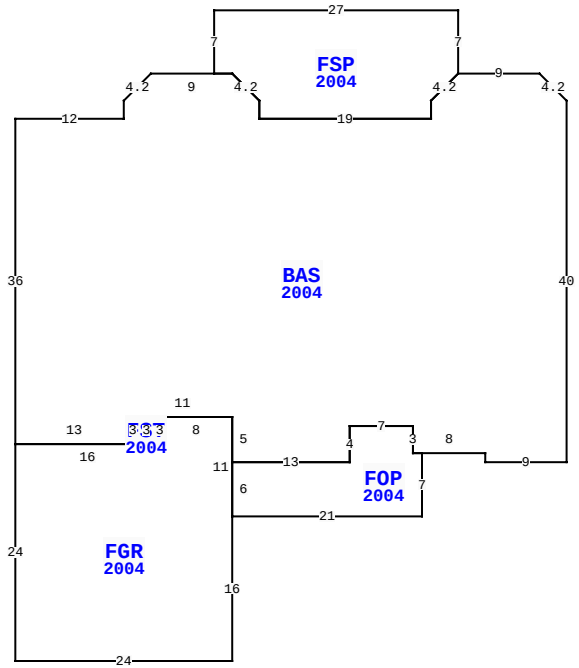
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,333	100	2004	2,333	302,502
FGR	600	55	2004	330	42,789
FOP	155	30	2004	46	5,965
FSP	293	40	2004	117	15,171
FST	9	55	2004	5	648
TOTALS	3,390			2,831	367,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,831	110.7792	146.23	413,977	2004	2004	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2005 Heated Area: 2333 HX Base Yr 2005



96133 GRAVEL CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,073
TOTAL MARKET OB/XF VALUE		14,976
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		507,049
SOH/AGL Deduction		298,629
ASSESSED VALUE		208,420
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		152,698
TOTAL JUST VALUE		507,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311653	NEW CONSTR	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1593/1131	11/17/2008	WD	U	I	07	100
GRANTOR: VARRASSE RAY R & FAIT						
GRANTEE: VARRASSE RAY R & FA						
1590/0796	10/23/2008	WD	U	I	18	100
GRANTOR: VARRASSE RAYMOND R &						
GRANTEE: VARRASSEE RAYMOND R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L3 U3 W9 FSP=[YR=2004] N7 W27 S7 E2 D3 R3 S2 E19 N2 U3 R3 $ D3 L3 S2 W19 N2 U3 L3 W9 D3 L3 S2 W12 S36 FGR=[YR=2004] S24 E24 N16 FOP=[YR=2004] E21 N7 W1 N3 W7 S4 W13 S6 $ N11 W8 FST=[YR=2004] W3 S3 E3 N3 $ S3 W16 $ E13 N3 E11 S5 E13 N4 E7 S3 E8 S1 E9 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,647.00	SF	4.00	4.00	100	2004	2004	3	83	5,468	
3	0476	VF 6 SBPL	0	100	0	0	306.00	LF	32.00	32.00	100	2006	2006	3	66	6,463	

LAND DESCRIPTION

TOTAL OB/XF 14,976

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	0003	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS