

LOT 23
PT OR 1899/330
LANCEFORD PB 6/356

PLATT KEITH & MAGON
96095 GRAVEL CREEK DR
YULEE, FL 32097

2025

45-3N-28-121L-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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. 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	2,109	100	2014	2,109	287,864
FGR	460	55	2014	253	34,533
FOP	64	30	2014	19	2,594
FSP	252	40	2014	101	13,786
TOTALS	2,885			2,482	338,776

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	2,251.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	348	0	1,740.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,482	111.7872	147.56	366,244	2014	2014	0	0	7.50	92.50
1 SNGL FAM - 100% - 2015 Heated Area: 2109 HX Base Yr 2015											
TOTALS	2,885			2,482	338,776						

96095 GRAVEL CREEK DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		338,776	
TOTAL MARKET OB/XF VALUE		26,447	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		490,223	
SOH/AGL Deduction		253,232	
ASSESSED VALUE		236,991	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		186,269	
TOTAL JUST VALUE		490,223	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428369	CO ISSUED	0	06/20/2014
B1428369	NEW CONSTR	244,308	02/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1899/0330	1/23/2014	WD	Q	V	01
38,000					
GRANTOR: ARNETT PROPERTIES INC					
GRANTEE: PLATT KEITH & MAGON					
1153/1495	7/15/2003	WD	U	V	19
306,000					
GRANTOR: BLACKROCK DEVELOPMENT					
GRANTEE: ARNETT PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W15 FSP=[YR=2014] N8 W21 S12 E21 N4 \$ S4 W21 N4 W14 S49 E11 FOP=[YR=2014] S6 E10 N3 W2 N5 W5 S2 W3 \$ E3 N2 E5 S5 E11 FGR=[YR=2014] S6 E20 N23 W20 S17 \$ N17 E20 N35 \$.											