

LOT 26
IN OR 1663/1858
LANCEFORD PB 6/356

CANNONE BRANDEN M & NANCY E
96039 GRAVEL CREEK DR
YULEE, FL 32097

2025

45-3N-28-121L-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	4026.00
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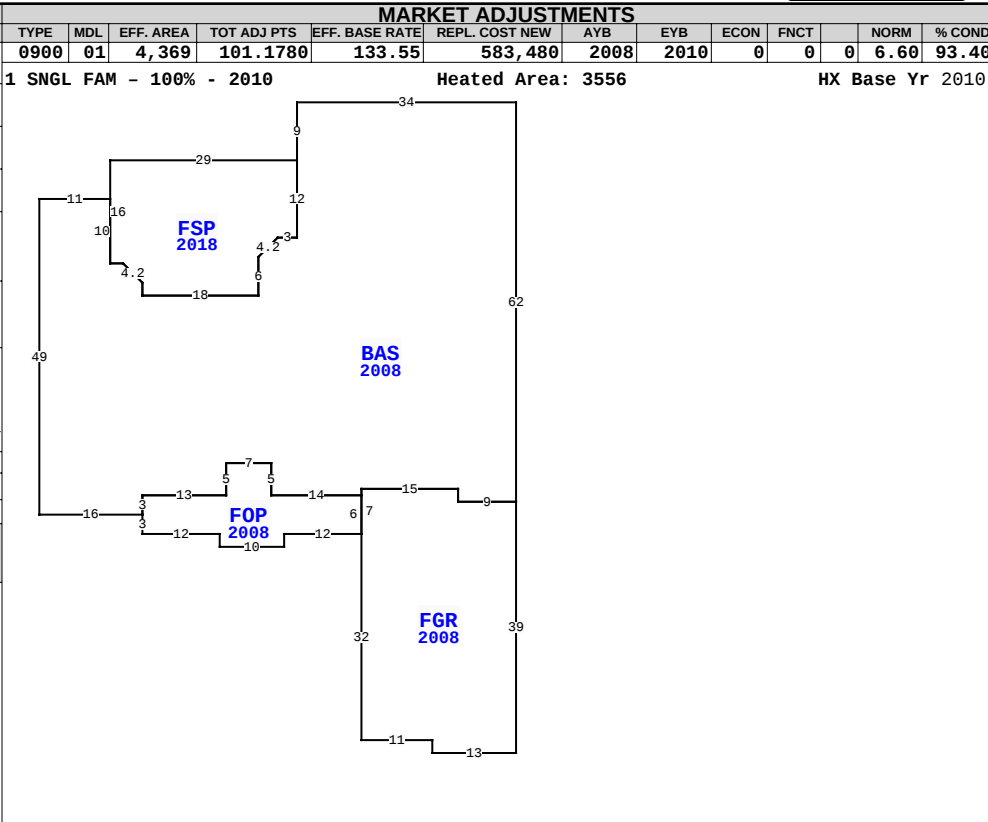
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,556	100	2008	3,556	443,560
FGR	944	55	2008	519	64,737
FOP	259	30	2008	78	9,729
FSP	539	40	2018	216	26,943

TOTALS	5,298			4,369	544,970
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0462	ST/AL FNC	0	100	0	0		930.00	SF 10.00
2	0812	CONCRETE C	0	100	0	0		2,593.00	SF 4.00
3	0861	POOL GUNIT	0	100	0	0		525.00	SF 85.00
4	0845	KOOL DECK	0	100	0	0		733.00	SF 7.25
5	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00

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

REVIEW DATE	05/12/2019	BY	KBA
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96039 GRAVEL CREEK DR, YULEE	BLD DATE	12/28/2007	RK	LGL DATE	05/06/2025	MLU
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

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
1	0462	ST/AL FNC	0	100	0	0			10.00	100	2007	2007	3	44	4,092	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2007	2007	3	87	9,024	
3	0861	POOL GUNIT	0	100	0	0			85.00	100	2007	2007	3	44	19,635	
4	0845	KOOL DECK	0	100	0	0			7.25	100	2007	2007	3	87	4,623	
5	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2008	2008	3	91	3,185	

TOTAL OB/XF										40,559						
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
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

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0	Common:	125,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		544,970	
TOTAL MARKET OB/XF VALUE		40,559	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		710,529	
SOH/AGL Deduction		403,031	
ASSESSED VALUE		307,498	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		256,776	
TOTAL JUST VALUE		710,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009444	REPAIR/RRF	34,722	11/01/2020
B20512	SWIM POOL	30,000	09/01/2007
C19654	CO ISSUED	400,000	03/01/2007
B19654	NEW CONSTR	400,000	03/01/2007
E18950	ELEC OTHER	1,800	03/01/2007
M12794	MECH OTHER	0	03/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1663/1858	12/31/2009	QC	U	I	11	75,000	
GRANTOR: CANNONE BRANDON							
GRANTEE: CANNONE BRANDON M &							
1256/0711	9/01/2004	WD	Q	V		51,000	
GRANTOR: BOYLE RICHARD M & MAR							
GRANTEE: CANNONE BRANDON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W34 S9 FSP=[YR=2018] W29 S16 E2 D3 R3 S2 E18 N6 U3 R3 E3 N12S S12 W3 D3 L3 S6 W18 N2 U3 L3 W2 N10 W11 S49 E16 FOP=[YR=2008] S3 E12 S2 E10 N2 E12 FGR=[YR=2008] S32 E11 S2 E13 N39 W9 N2 W15 S7 \$ N6 W14 N5 W7 S5 W13 S3 \$ N3 E13 N5 E7 S5 E14 N1 E15 S2 E9 N62 \$.									