PT HEIRS OF E WATERMAN MILL GRAN
SEC 50-3N-27E IN OR 2794/143 PAR

DYAL LIVING TRUST/DYAL LARRY SHERWOOD TRUSTEE
77332 CRANDALL RD
YULEE, FL 32097

2025

50-3N-27-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

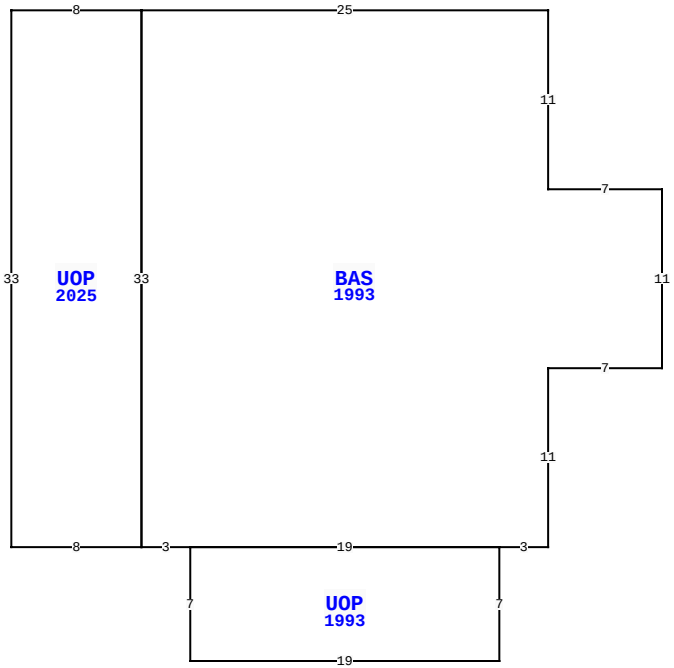
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	1993	902	44,383
UOP	133	20	1993	27	1,329
UOP	264	20	2025	53	2,608
TOTALS	1,299			982	48,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	982	72.3600	72.36	71,058	1918	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 902 HX Base Yr



77332 CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 KBA
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,319
TOTAL MARKET OB/XF VALUE	870
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	88,310
SOH/AGL Deduction	33,753
ASSESSED VALUE	54,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,557
TOTAL JUST VALUE	241,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R24-4247	REROOF WITH METAL	11,900	04/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/143	6/11/2025	QC	U	I	11	100
GRANTOR: DYAL LARRY SHERWOOD						
GRANTEE: DYAL LIVING TRUST						
2769/995	2/14/2025	PR	U	I	19	100
GRANTOR: CROCKER DELINDA P/R O						
GRANTEE: DYAL LARRY SHERWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 S33 E3 E19 E3 N11 E7 N11 W7 N11 $
UOP=[YR=1993;ORIG=-22,33] S7 E19 N7 W19 $
UOP=[YR=2025;ORIG=-25,0] W8 S33 E8 N33 $
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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
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	2002	2002	3	29	870	

LAND DESCRIPTION

TOTAL OB/XF 870

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.85	AC		1.00	1.00	1.00	525.00	525.00	4,121							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.85	AC		1.00	1.00	1.00	20,000.00	20,000.00	157,000							

REVIEW DATE 05/13/2025 BY KWA Total Acres: 8.85 Total Land Value: 39,121 Market: 157,000 Agricultural: 4,121 Common: 35,000 PRINTED 07/30/2025 BY SYS