IN OR 2609/906
1994 WEST/Sw/MH

GRAY RICHARD K LIVING TRUST/GRAY RICHARD KELLY TRU
2159 KETCH CT
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

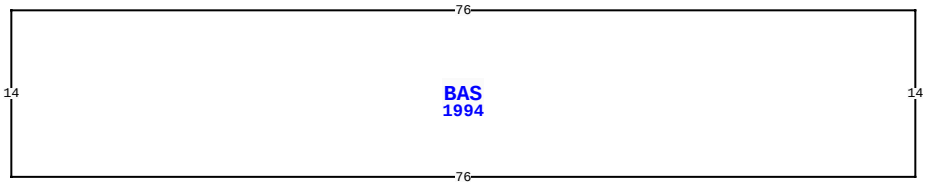
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1994	1,064	26,372
TOTALS	1,064			1,064	26,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	97.2000	82.62	87,908	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,706
TOTAL MARKET OB/XF VALUE	443
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	135,149
SOH/AGL Deduction	15,112
ASSESSED VALUE	120,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,037
TOTAL JUST VALUE	135,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23017	ADDITION	52,800	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0906	12/19/2022	WD	U	I	11	100
GRANTOR: GRAY RICHARD						
GRANTEE: GRAY RICHARD K LIVI						
1585/0960	9/17/2008	PR	U	I	07	62,500
GRANTOR: SOWELL NOLAN P/R						
GRANTEE: GRAY RICHARD & MARY						

86678 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1991	1991	3	20	257	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
3	1243	WD DECK F	0	0	6	6	36.00	SF	8.00	8.00	100	1991	1991	3	20	58	

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S14 E76 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 443

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

IN OR 2609/906
1994 WEST/Sw/MH

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2025

51-3N-27-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

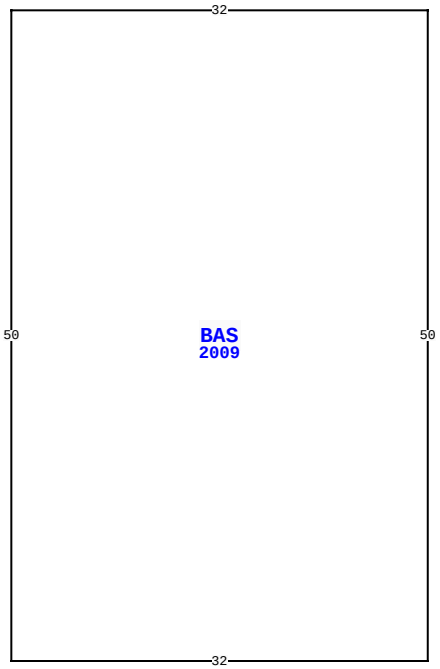
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2009	1,600	23,334
TOTALS	1,600			1,600	23,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	49.2660	18.23	29,168	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 0% - 0 Heated Area: 1600 HX Base Yr



86678 PAGES DAIRY RD, YULEE

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1585/0960	9/17/2008	PR	U	I	07	62,500
GRANTOR: SOWELL NOLAN P/R						
GRANTEE: GRAY RICHARD & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W32 S50 E32 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS