

PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 2436/707
ESMT IN OR 87/50, OR 2512-1441

KWIATKOWSKI MICHAEL W & LARISSA T
86116 GW COURSON RD
YULEE, FL 32097

2026

38-2N-27-0000-0017-0040



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	5000	IMPROVED AG			
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	1,870	100	2022	1,870	298,470
FOP	186	30	2021	56	8,938
FOP	248	30	2022	74	11,811
STP	18	10	2022	2	319
STP	44	10	2022	4	639
TOTALS	2,366			2,006	320,177

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	116.2770	161.63	324,230	2022	2022	0	0	0	1.25	98.75

1 SNGL FAM

100% - 2023

Heated Area: 1870

HX Base Yr 2023

8

2

2

8

SIP

2022

20

11

8

31

FOP

2022

43

12

34

34

BAS

2022

12

43

6

6

31

21

10

4

4

FOP

2021

11

11

11

11

SIP

2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2026

MLU

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