LOT 20
LANCEFORD PB 6/356

WATSON BEN D
96153 GRAVEL CREEK DR
YULEE, FL 32097

2026

45-3N-28-121L-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

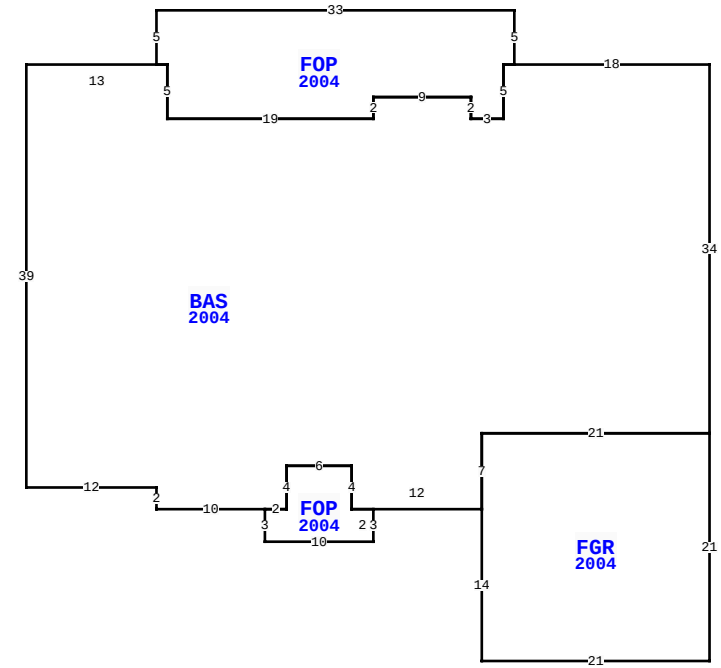
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,251	100	2004	2,251	273,533
FGR	441	55	2004	243	29,529
FOP	54	30	2004	16	1,944
FOP	302	30	2004	91	11,058
TOTALS	3,048			2,601	316,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	101.9520	141.71	368,588	2004	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2024 Heated Area: 2251 HX Base Yr 2024



96153 GRAVEL CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,085
TOTAL MARKET OB/XF VALUE		1,210
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		464,295
SOH/AGL Deduction		0
ASSESSED VALUE		464,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		412,884
TOTAL JUST VALUE		464,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008158	24X40 STRG	61,622	07/11/2024
B21617	XFOB	3,268	07/01/2008
B0413023	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/60	12/15/2023	FJ	U	I	11	0
GRANTOR: WATSON LOIS A EST						
GRANTEE: WATSON BEN D						
2256/0716	2/15/2019	WD	Q	I	01	355,000
GRANTOR: FRAME TOMMY NEIL						
GRANTEE: WATSON LOIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N5 W33 S5 E1 S5 E19 N2 E9 S2 E3 N5 E1 $ W1 S5 W3 N2 W9 S2 W19 N5 W13 S39 E12 S2 E10
FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12
FGR=[YR=2004] S14 E21 N21 W21 S7 $ N7 E21 N34 $.

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	0351	CARPORT MT	0	100	14	32	448.00	SF	10.00	10.00	100	2008	2008	3	27	1,210	

LAND DESCRIPTION

TOTAL OB/XF 1,210

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/19/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

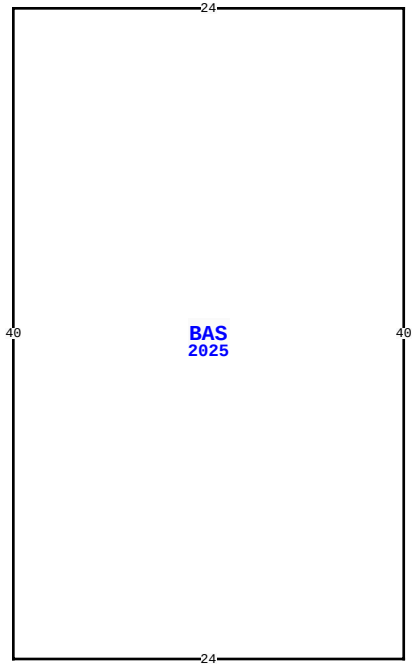
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	960	100	2025	960	22,021
TOTALS	960			960	22,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	59.4000	23.17	22,243	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 960 HX Base Yr 2024



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2256/0716	2/15/2019	WD	Q	I	01	355,000
GRANTOR: FRAME TOMMY NEIL						
GRANTEE: WATSON LOIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E24 S40 W24 N40 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS